



Address: [1712 MARTINIQUE DR](#)
City: MANSFIELD
Georeference: 8497M-15-20
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5890257824
Longitude: -97.1792280024
TAD Map: 2096-332
MAPSCO: TAR-123E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: COUNTRY MEADOWS ADDN
SEC 3 - 7 Block 15 Lot 20

Jurisdictions:
CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)
State Code: A
Year Built: 2005
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40558169
Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-15-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,452
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
SEMLER KYLE
Primary Owner Address:
1712 MARTINIQUE DR
MANSFIELD, TX 76063

Deed Date: 7/20/2023
Deed Volume:
Deed Page:
Instrument: [D223148138](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEMLER SALLY;SEMLER TIM	7/7/2012	D212195813	0000000	0000000
STRIBLING GEORGIE C	8/5/2005	D205235814	0000000	0000000
LAURALEE DEVELOPMENT CO INC	1/1/2004	000000000000000	0000000	0000000
MERRITT CLASSIC HOMES INC	4/9/2002	D205098246	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$200,000	\$50,000	\$250,000	\$250,000
2024	\$228,237	\$50,000	\$278,237	\$278,237
2023	\$225,000	\$50,000	\$275,000	\$275,000
2022	\$215,410	\$25,000	\$240,410	\$240,410
2021	\$167,052	\$25,000	\$192,052	\$192,052
2020	\$161,670	\$25,000	\$186,670	\$186,670

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.