



Address: [1725 MARTINIQUE DR](#)
City: MANSFIELD
Georeference: 8497M-16-1
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5896885879
Longitude: -97.1802491697
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 16 Lot 1

Jurisdictions:
CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)
State Code: A
Year Built: 2004
Personal Property Account: N/A
Agent: RYAN LLC (00320R)
Protest Deadline Date: 5/24/2024

Site Number: 40558231
Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-16-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,707
Percent Complete: 100%
Land Sqft^{*}: 6,926
Land Acres^{*}: 0.1589
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:
AMH 2014-2 BORROWER LLC
Primary Owner Address:
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 9/19/2014
Deed Volume:
Deed Page:
Instrument: [D214209733](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROP TWO	8/6/2013	D213229869	0000000	0000000
WITT CLINTON D;WITT JAMIE ENGEL	12/21/2004	D204400109	0000000	0000000
MERRITT CLASSIC HOMES INC	9/13/2004	D204319126	0000000	0000000
LAURALEE DEVELOPMENT CO INC	1/1/2004	000000000000000	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	\$218,671	\$50,000	\$268,671	\$268,671
2024	\$245,538	\$50,000	\$295,538	\$295,538
2023	\$254,501	\$50,000	\$304,501	\$304,501
2022	\$249,600	\$25,000	\$274,600	\$274,600
2021	\$207,057	\$25,000	\$232,057	\$232,057
2020	\$181,847	\$25,000	\$206,847	\$206,847

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

There are no exemptions for this property

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.