



Address: [4612 SAILBOAT DR](#)
City: MANSFIELD
Georeference: 18818G-7-7
Subdivision: HOLLAND MEADOWS ADDITION
Neighborhood Code: 1M600C

Latitude: 32.5520585535
Longitude: -97.0614676284
TAD Map: 2132-320
MAPSCO: TAR-126X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HOLLAND MEADOWS
ADDITION Block 7 Lot 7

Jurisdictions:

CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 41043383

Site Name: HOLLAND MEADOWS ADDITION-7-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,349

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

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:

ARP 2014-1 BORROWER LLC

Primary Owner Address:

23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 8/26/2014

Deed Volume:

Deed Page:

Instrument: [D214192570](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN RESIDENTIAL LEASING C	7/17/2013	D214011313	0000000	0000000
RICHBREE HOLDINGS LLC	12/23/2008	D209000571	0000000	0000000
MERRITT CLASSIC HOMES INC	11/15/2006	D206375123	0000000	0000000
C&N GROUP LP	1/1/2006	00000000000000	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	\$261,044	\$55,000	\$316,044	\$316,044
2024	\$340,886	\$55,000	\$395,886	\$395,886
2023	\$324,764	\$55,000	\$379,764	\$379,764
2022	\$307,895	\$30,000	\$337,895	\$337,895
2021	\$235,000	\$30,000	\$265,000	\$265,000
2020	\$211,011	\$30,000	\$241,011	\$241,011

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.