



**Address:** [1714 LA CAYA DR](#)  
**City:** MANSFIELD  
**Georeference:** 8497M-16-21  
**Subdivision:** COUNTRY MEADOWS ADDN SEC 3 - 7  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5888261646  
**Longitude:** -97.1800262707  
**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 21

**Jurisdictions:**  
CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)  
**State Code:** A  
**Year Built:** 2006  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41070003  
**Site Name:** COUNTRY MEADOWS ADDN SEC 3 - 7-16-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,801  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,663  
**Land Acres<sup>\*</sup>:** 0.1300  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
THORNTON MELISSA RAY  
**Primary Owner Address:**  
1714 LA CAYA DR  
MANSFIELD, TX 76063-8544

**Deed Date:** 3/27/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220073284](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUNOZ JUAN F	2/21/2008	<a href="#">D208069253</a>	0000000	0000000
MERRITT CLASSIC HOMES INC	9/27/2006	<a href="#">D206318335</a>	0000000	0000000
LAURALEE DEVELOPMENT CO INC	1/1/2006	0000000000000000	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 <sup>+</sup>
2025	\$243,579	\$50,000	\$293,579	\$293,579
2024	\$243,579	\$50,000	\$293,579	\$293,579
2023	\$283,448	\$50,000	\$333,448	\$305,858
2022	\$260,912	\$25,000	\$285,912	\$278,053
2021	\$227,775	\$25,000	\$252,775	\$252,775
2020	\$205,122	\$25,000	\$230,122	\$230,122

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.