



Address: [1713 LA CAYA DR](#)
City: MANSFIELD
Georeference: 8497M-17-5
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5887511922
Longitude: -97.1805365538
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 17 Lot 5

Jurisdictions:
CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)
State Code: A
Year Built: 2007
Personal Property Account: N/A
Agent: RYAN LLC (00320R)
Protest Deadline Date: 5/24/2024

Site Number: 41070119
Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-17-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,801
Percent Complete: 100%
Land Sqft^{*}: 6,098
Land Acres^{*}: 0.1399
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:
AMERICAN RES LEASEING CO LLC
Primary Owner Address:
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 8/23/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213227940](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHBREE HOLDINGS LLC	6/17/2008	D208251080	0000000	0000000
MERRITT CLASSIC HOMES INC	3/14/2007	D207104564	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 ⁺
2025	\$229,437	\$50,000	\$279,437	\$279,437
2024	\$257,381	\$50,000	\$307,381	\$307,381
2023	\$273,680	\$50,000	\$323,680	\$323,680
2022	\$247,811	\$25,000	\$272,811	\$272,811
2021	\$219,548	\$25,000	\$244,548	\$244,548
2020	\$199,188	\$25,000	\$224,188	\$224,188

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.