



Address: [1706 GRIFFIN LN](#)
City: MANSFIELD
Georeference: 8497M-17-18
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5881820784
Longitude: -97.1805300221
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 18

Jurisdictions:

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

State Code: A

Year Built: 2009

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 41070259

Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-17-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,818

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: 9/20/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213255229](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$232,892	\$50,000	\$282,892	\$282,892
2024	\$261,181	\$50,000	\$311,181	\$311,181
2023	\$272,381	\$50,000	\$322,381	\$322,381
2022	\$247,270	\$25,000	\$272,270	\$272,270
2021	\$200,705	\$25,000	\$225,705	\$225,705
2020	\$200,705	\$25,000	\$225,705	\$225,705

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.