



**Address:** [1712 GRIFFIN LN](#)  
**City:** MANSFIELD  
**Georeference:** 8497M-17-21  
**Subdivision:** COUNTRY MEADOWS ADDN SEC 3 - 7  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5886107223  
**Longitude:** -97.1808242719  
**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 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:** 2009

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41070283  
**Site Name:** COUNTRY MEADOWS ADDN SEC 3 - 7-17-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,903  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,098  
**Land Acres<sup>\*</sup>:** 0.1399  
**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:**  
ARAUJO CHRISTIAN  
**Primary Owner Address:**  
1712 GRIFFIN LN  
MANSFIELD, TX 76063

**Deed Date:** 10/28/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219249431](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARAUJO SANTIAGO	5/20/2011	<a href="#">D211122289</a>	0000000	0000000
JINKS ANDRIA B;JINKS JEROMY	12/3/2009	<a href="#">D210036380</a>	0000000	0000000
LAURALEE DEVELOPMENT CO INC	1/1/2006	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 <sup>+</sup>
2025	\$240,000	\$50,000	\$290,000	\$290,000
2024	\$240,000	\$50,000	\$290,000	\$290,000
2023	\$279,000	\$50,000	\$329,000	\$317,925
2022	\$286,754	\$25,000	\$311,754	\$289,023
2021	\$237,748	\$25,000	\$262,748	\$262,748
2020	\$214,098	\$25,000	\$239,098	\$239,098

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.