



Address: [1707 GRIFFIN LN](#)
City: MANSFIELD
Georeference: 8497M-18-11
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5877581956
Longitude: -97.1808189757
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 18 Lot 11

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: 41070437
Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-18-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,790
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:

WARD TRICIA M

Primary Owner Address:

312 BESSIE COLEMAN BLVD
WAXAHACHIE, TX 75165

Deed Date: 1/25/2020

Deed Volume:

Deed Page:

Instrument: [D220022266](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHARR-CANTERBURY ANGIE	9/30/2010	D210247777	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	\$292,889	\$50,000	\$342,889	\$342,889
2024	\$292,889	\$50,000	\$342,889	\$342,889
2023	\$298,341	\$50,000	\$348,341	\$348,341
2022	\$266,495	\$25,000	\$291,495	\$291,495
2021	\$228,939	\$25,000	\$253,939	\$253,939
2020	\$206,170	\$25,000	\$231,170	\$231,170

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.