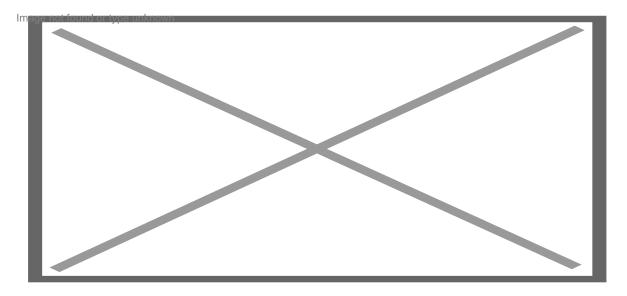


# Tarrant Appraisal District Property Information | PDF Account Number: 40094278

### Address: 1905 SAIL FISH DR

City: MANSFIELD Georeference: 8497M-7-12 Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7 Neighborhood Code: 1M900A Latitude: 32.5902128757 Longitude: -97.1743207001 TAD Map: 2096-336 MAPSCO: TAR-123F





This map, content, and location of property is provided by Google Services.

### PROPERTY DATA

#### Legal Description: COUNTRY MEADOWS ADDN SEC 3 - 7 Block 7 Lot 12

#### 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: None Protest Deadline Date: 5/15/2025 Site Number: 40094278 Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-7-12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,448 Percent Complete: 100% Land Sqft<sup>\*</sup>: 10,458 Land Acres<sup>\*</sup>: 0.2400 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



AREVALO SILVIA D AREVALO FRANCISCO G

Primary Owner Address: 1905 SAIL FISH DR MANSFIELD, TX 76063-5963 Deed Date: 7/8/2017 Deed Volume: Deed Page: Instrument: D217166920

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AREVALO FRANCISCO G	7/12/2009	D209219351	000000	0000000
AMERICAN BANK OF COMMERCE	7/7/2009	D209179241	000000	0000000
LLI DEVELOPMENT INC	5/9/2008	D208176627	000000	0000000
MERCADO ANGEL LUIS JR	11/26/2007	D207419639	000000	0000000
LLI DEVELOPMENT INC	1/29/2007	D207035601	000000	0000000
LAURALEE DEV CO INC	7/17/2002	00158340000249	0015834	0000249
ELDORADO DEVELOPMENT CORP	1/1/2002	000000000000000000000000000000000000000	000000	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	\$0	\$0	\$0	\$0
2024	\$229,638	\$50,000	\$279,638	\$279,638
2023	\$233,885	\$50,000	\$283,885	\$283,885
2022	\$216,685	\$25,000	\$241,685	\$241,685
2021	\$180,136	\$25,000	\$205,136	\$205,136
2020	\$162,506	\$25,000	\$187,506	\$187,506

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**



# Tarrant Appraisal District Property Information | PDF

### 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.