



**Address:** [2013 SWORD FISH DR](#)  
**City:** MANSFIELD  
**Georeference:** 8497M-9-1  
**Subdivision:** COUNTRY MEADOWS ADDN SEC 3 - 7  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5904625622  
**Longitude:** -97.1770126712  
**TAD Map:** 2096-336  
**MAPSCO:** TAR-123E



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

## PROPERTY DATA

**Legal Description:** COUNTRY MEADOWS ADDN  
SEC 3 - 7 Block 9 Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40094618

**Site Name:** COUNTRY MEADOWS ADDN SEC 3 - 7-9-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,796

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,065

**Land Acres<sup>\*</sup>:** 0.1621

**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:**  
TRIVEDI HOMES LLC  
**Primary Owner Address:**  
4717 LATOUR LN  
COLLEYVILLE, TX 76034

**Deed Date:** 6/19/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217139364](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OD TEXAS F LLC	4/14/2017	<a href="#">D217083819</a>		
GUTIERREZ AMY;GUTIERREZ MARK A	10/22/2003	<a href="#">D203401315</a>	0000000	0000000
IRVING HOMES INC	7/29/2003	<a href="#">D203331372</a>	0017160	0000212
LAURALEE DEV CO INC	7/17/2002	00158340000249	0015834	0000249
ELDORADO DEVELOPMENT CORP	1/1/2002	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$259,702	\$50,000	\$309,702	\$309,702
2023	\$274,000	\$50,000	\$324,000	\$324,000
2022	\$250,310	\$25,000	\$275,310	\$275,310
2021	\$218,710	\$25,000	\$243,710	\$243,710
2020	\$180,000	\$25,000	\$205,000	\$205,000

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.