



Address: [1717 LA CAYA DR](#)
City: MANSFIELD
Georeference: 8497M-17-3
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5890331541
Longitude: -97.1807314274
TAD Map: 2096-332
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 17 Lot 3

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: RYAN LLC (00320R)

Protest Deadline Date: 5/15/2025

Site Number: 41070097

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

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,829

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 RESIDENTIAL LEASING C

Primary Owner Address:

23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 6/16/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214129284](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|-----------|----------------------------|-------------|-----------|
| RICHBREE HOLDINGS LLC | 6/17/2008 | D208251085 | 0000000 | 0000000 |
| MERRITT CLASSIC HOMES INC | 4/20/2007 | D207147265 | 0000000 | 0000000 |
| LAURALEE DEVELOPMENT CO INC | 1/1/2006 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$259,639 | \$50,000 | \$309,639 | \$309,639 |
| 2023 | \$274,921 | \$50,000 | \$324,921 | \$324,921 |
| 2022 | \$251,297 | \$25,000 | \$276,297 | \$276,297 |
| 2021 | \$200,083 | \$25,000 | \$225,083 | \$225,083 |
| 2020 | \$200,083 | \$25,000 | \$225,083 | \$225,083 |

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.