



**Address:** [1708 TONYA MAY LN](#)  
**City:** MANSFIELD  
**Georeference:** 8497H-1-40  
**Subdivision:** COUNTRY MEADOWS ADDN-MANSFIELD  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5886055075  
**Longitude:** -97.1689144322  
**TAD Map:** 2102-332  
**MAPSCO:** TAR-123F



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

## PROPERTY DATA

**Legal Description:** COUNTRY MEADOWS ADDN-MANSFIELD Block 1 Lot 40

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07520999

**Site Name:** COUNTRY MEADOWS ADDN-MANSFIELD-1-40

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,750

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**  
NGUYEN MAI XUAN  
**Primary Owner Address:**  
1708 TONYA MAY LN  
MANSFIELD, TX 76063

**Deed Date:** 12/22/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223227088](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COWART ROBERT KELLOGG	6/26/2020	<a href="#">D220155392</a>		
BARRY TERRI L	7/29/2015	<a href="#">D215169451</a>		
JONES CLIFTON;JONES DANA	4/29/2002	00157520000185	0015752	0000185
ASHTON-BROWN BUILDERS	8/14/2000	00144820000467	0014482	0000467
KEAFFABER INC	7/28/2000	00144760000293	0014476	0000293
WATSON-MAY DEV CO INC	1/1/1999	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	\$273,073	\$50,000	\$323,073	\$323,073
2023	\$278,199	\$50,000	\$328,199	\$328,199
2022	\$257,512	\$25,000	\$282,512	\$282,512
2021	\$213,523	\$25,000	\$238,523	\$238,523
2020	\$192,306	\$25,000	\$217,306	\$217,306

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.