

Tarrant Appraisal District Property Information | PDF Account Number: 07804830

Address: 706 SEGUIN LN

City: MANSFIELD Georeference: 18818D-7-4 Subdivision: HOLLAND ESTATES ADDITION Neighborhood Code: 1M090E Latitude: 32.5746212006 Longitude: -97.0746533782 TAD Map: 2126-328 MAPSCO: TAR-126N





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

PROPERTY DATA

Legal Description: HOLLAND ESTATES ADDITION Block 7 Lot 4

Jurisdictions:

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

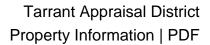
State Code: A

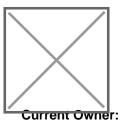
Year Built: 2005 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07804830 Site Name: HOLLAND ESTATES ADDITION-7-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,868 Percent Complete: 100% Land Sqft^{*}: 7,540 Land Acres^{*}: 0.1730 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: THEOBALD JARED DAVID THEOBALD SAMANTHA GRACE

Primary Owner Address: 706 SEQUIN LN MANSFIELD, TX 76063 Deed Date: 3/25/2020 Deed Volume: Deed Page: Instrument: D220072199

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|-----------|---|-------------|-----------|
| KHUON VICHARA;TAING DAVID | 5/15/2018 | D218106000 | | |
| HARLOW ALYSON;HARLOW DONALD J | 3/31/2009 | D209086928 | 000000 | 0000000 |
| U S BANK NATIONAL ASSN | 12/2/2008 | D208448966 | 000000 | 0000000 |
| DURHAM ANGELIA | 6/30/2005 | D205194176 | 000000 | 0000000 |
| LEGACY/MONTEREY HOMES LP | 10/1/2003 | D203378947 | 000000 | 0000000 |
| BEAZER HOMES TEXAS LP | 3/12/2003 | 00165120000154 | 0016512 | 0000154 |
| HOLLAND/MAN LTD | 1/1/2001 | 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 | \$373,546 | \$60,000 | \$433,546 | \$433,546 |
| 2023 | \$380,662 | \$60,000 | \$440,662 | \$406,385 |
| 2022 | \$320,743 | \$50,000 | \$370,743 | \$369,441 |
| 2021 | \$285,855 | \$50,000 | \$335,855 | \$335,855 |
| 2020 | \$245,209 | \$50,000 | \$295,209 | \$295,209 |

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



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- DISABLED VET 100 PCT 11.131

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.