



Address: [704 SEGUIN LN](#)
City: MANSFIELD
Georeference: 18818D-7-5
Subdivision: HOLLAND ESTATES ADDITION
Neighborhood Code: 1M090E

Latitude: 32.5744681482
Longitude: -97.0745498995
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 5

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07804849

Site Name: HOLLAND ESTATES ADDITION-7-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,830

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:

NGUYEN HIEU T
SON NGA T

Primary Owner Address:

704 SEGUIN LN
MANSFIELD, TX 76063

Deed Date: 12/31/2019

Deed Volume:

Deed Page:

Instrument: [D220000859](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| LUCH KANIKA | 5/30/2014 | D214117710 | 0000000 | 0000000 |
| MASSEY MITCHELL;MASSEY SUSANA | 11/15/2004 | D204370390 | 0000000 | 0000000 |
| LEGACY/MONTEREY HOMES LP | 10/1/2003 | D203378947 | 0000000 | 0000000 |
| BEAZER HOMES TEXAS LP | 3/12/2003 | 00165120000154 | 0016512 | 0000154 |
| HOLLAND/MAN LTD | 1/1/2001 | 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 | \$369,908 | \$60,000 | \$429,908 | \$429,908 |
| 2023 | \$376,928 | \$60,000 | \$436,928 | \$404,799 |
| 2022 | \$317,999 | \$50,000 | \$367,999 | \$367,999 |
| 2021 | \$283,693 | \$50,000 | \$333,693 | \$333,693 |
| 2020 | \$243,722 | \$50,000 | \$293,722 | \$293,722 |

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

- HOMESTEAD GENERAL 11.13(b)

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.