



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.