



**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<sup>+++</sup>:** 2,830

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,540

**Land Acres<sup>\*</sup>:** 0.1730

**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 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	<a href="#">D214117710</a>	0000000	0000000
MASSEY MITCHELL;MASSEY SUSANA	11/15/2004	<a href="#">D204370390</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	10/1/2003	<a href="#">D203378947</a>	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 <sup>+</sup>
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.