

Tarrant Appraisal District Property Information | PDF Account Number: 07804849

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)

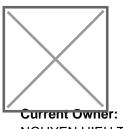
State Code: A

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



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	<u>D214117710</u>	000000	0000000
MASSEY MITCHELL; MASSEY SUSANA	11/15/2004	D204370390	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. <u>Tarrant County Tax Office Account Information</u>.

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.