

Tarrant Appraisal District Property Information | PDF Account Number: 07805179

Address: 702 FANNIN LN

City: MANSFIELD Georeference: 18818D-9-6 Subdivision: HOLLAND ESTATES ADDITION Neighborhood Code: 1M090E Latitude: 32.5750726566 Longitude: -97.0728565149 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 9 Lot 6

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

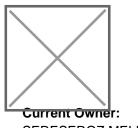
Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025 Site Number: 07805179 Site Name: HOLLAND ESTATES ADDITION-9-6 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 3,768 Percent Complete: 100% Land Sqft^{*}: 8,215 Land Acres^{*}: 0.1885 Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION





SERESEROZ MELISSA

Primary Owner Address: 702 FANNIN LN MANSFIELD, TX 76063-3422 Deed Date: 6/29/2004 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D204208197

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGACY/MONTEREY HOMES LP	10/1/2003	D203378947	000000	0000000
BEAZER HOMES TEXAS LP	6/6/2002	00157700000098	0015770	0000098
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	\$411,782	\$60,000	\$471,782	\$435,108
2023	\$405,080	\$60,000	\$465,080	\$395,553
2022	\$359,666	\$50,000	\$409,666	\$359,594
2021	\$298,433	\$50,000	\$348,433	\$326,904
2020	\$247,185	\$50,000	\$297,185	\$297,185

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)
- SOLAR & WIND POWERED DEVICES 11.27

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.