



**Address:** [407 MARQUIS LN](#)  
**City:** MANSFIELD  
**Georeference:** 45285D-4-6R1  
**Subdivision:** WATERFORD PARK - MANSFIELD  
**Neighborhood Code:** 1M090C

**Latitude:** 32.5702450345  
**Longitude:** -97.069868518  
**TAD Map:** 2132-328  
**MAPSCO:** TAR-126N



This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** WATERFORD PARK - MANSFIELD Block 4 Lot 6R1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 41596331

**Site Name:** WATERFORD PARK - MANSFIELD-4-6R1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,841

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,400

**Land Acres<sup>\*</sup>:** 0.2387

**Pool:** Y

<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:**

MARAMBA MELVIN  
MARAMBA MARYANN

**Primary Owner Address:**

407 MARQUIS LN  
MANSFIELD, TX 76063-9121

**Deed Date:** 5/23/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214108187](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	1/1/2012	000000000000000	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	\$632,403	\$95,000	\$727,403	\$641,542
2023	\$602,926	\$95,000	\$697,926	\$583,220
2022	\$530,708	\$90,000	\$620,708	\$530,200
2021	\$392,000	\$90,000	\$482,000	\$482,000
2020	\$392,000	\$90,000	\$482,000	\$482,000

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.