



**Address:** [2804 ST CHARLES DR](#)  
**City:** MANSFIELD  
**Georeference:** 782G-6-8  
**Subdivision:** ANTIGUA ADDITION  
**Neighborhood Code:** 1M080A

**Latitude:** 32.6040473117  
**Longitude:** -97.1244835522  
**TAD Map:** 2114-340  
**MAPSCO:** TAR-110Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ANTIGUA ADDITION Block 6 Lot 8

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07015925

**Site Name:** ANTIGUA ADDITION-6-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,839

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,440

**Land Acres<sup>\*</sup>:** 0.2396

**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:**

VAN VI QUOC

**Primary Owner Address:**

1519 HAMPTON DR  
MANSFIELD, TX 76063

**Deed Date:** 11/3/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223198645](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VAN TUAN THU	10/3/2023	<a href="#">D223178561</a>		
BROWN DAVID L;CURRY ANDREA	5/2/2017	<a href="#">D217101694</a>		
HILL GREGORY;HILL TRACI	5/4/2012	<a href="#">D212111235</a>	0000000	0000000
WOOLMS BETTY A;WOOLMS RONALD A	10/28/2005	<a href="#">D205334215</a>	0000000	0000000
PAYNE JULIE Y;PAYNE WM C JR	5/22/1998	00132450000186	0013245	0000186
PULTE HOME CORP OF TEXAS	1/1/1997	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	\$274,000	\$60,000	\$334,000	\$334,000
2024	\$274,000	\$60,000	\$334,000	\$334,000
2023	\$353,000	\$60,000	\$413,000	\$302,500
2022	\$225,000	\$50,000	\$275,000	\$275,000
2021	\$225,000	\$50,000	\$275,000	\$275,000
2020	\$237,567	\$50,000	\$287,567	\$287,567

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

There are no exemptions for this property

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.