



**Address:** [708 BISCAYNE DR](#)  
**City:** MANSFIELD  
**Georeference:** 31741-5-14  
**Subdivision:** PARKS AT WALNUT CREEK ADDITION  
**Neighborhood Code:** 1M800C

**Latitude:** 32.5735365224  
**Longitude:** -97.1414109278  
**TAD Map:** 2108-328  
**MAPSCO:** TAR-124N



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PARKS AT WALNUT CREEK  
ADDITION Block 5 Lot 14

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS PROGRAM (224)

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

**Site Number:** 07590490  
**Site Name:** PARKS AT WALNUT CREEK ADDITION-5-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,996  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,500  
**Land Acres<sup>\*</sup>:** 0.1721

<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:**

TRAN PHONG KHANH

**Primary Owner Address:**

8756 46TH PL W  
MUKILTEO, WA 98275

**Deed Date:** 6/15/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222241015](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YOUMANS MARY MEGAN;YOUMANS PEYTON	2/12/2019	<a href="#">D219027885</a>		
JOHNSON PATRICIA ANN	8/9/2012	<a href="#">D218232387</a>		
JOHNSON J R JR;JOHNSON PATRICIA	9/30/2003	<a href="#">D203375534</a>	0000000	0000000
J DOUG MCCLURE CONST INC	1/1/2000	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	\$246,058	\$60,000	\$306,058	\$306,058
2024	\$246,058	\$60,000	\$306,058	\$306,058
2023	\$347,069	\$60,000	\$407,069	\$407,069
2022	\$291,738	\$35,000	\$326,738	\$283,953
2021	\$223,139	\$35,000	\$258,139	\$258,139
2020	\$224,198	\$35,000	\$259,198	\$259,198

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.