



**Address:** [716 BISCAYNE DR](#)  
**City:** MANSFIELD  
**Georeference:** 31741-5-18  
**Subdivision:** PARKS AT WALNUT CREEK ADDITION  
**Neighborhood Code:** 1M800C

**Latitude:** 32.5742808796  
**Longitude:** -97.1413004746  
**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 18

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07590520

**Site Name:** PARKS AT WALNUT CREEK ADDITION-5-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,924

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,668

**Land Acres<sup>\*</sup>:** 0.1989

**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:**

BAXTER CONNOR L.  
SEYER ELIZABETH S.

**Primary Owner Address:**

716 BISCAYNE DR  
MANSFIELD, TX 76063

**Deed Date:** 1/20/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223010868](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REYNOLDS CAROLINE;REYNOLDS LEE	11/9/2012	<a href="#">D212277631</a>	0000000	0000000
SECRETARY OF HUD	7/13/2012	<a href="#">D212193013</a>	0000000	0000000
FIFTH THIRD MORTGAGE CO	7/3/2012	<a href="#">D212162740</a>	0000000	0000000
PIEL DANIEL	5/12/2009	<a href="#">D209128710</a>	0000000	0000000
PIEL DANIEL;PIEL JAMIE	8/18/2005	<a href="#">D205250262</a>	0000000	0000000
FROEHLICH BERNICE	7/3/2001	00150020000231	0015002	0000231
FORRESTWOOD HOMES INC	1/30/2001	00147310000244	0014731	0000244
J DOUG MCCLURE CONST INC	1/1/2000	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	\$302,646	\$60,000	\$362,646	\$362,646
2024	\$302,646	\$60,000	\$362,646	\$362,646
2023	\$341,092	\$60,000	\$401,092	\$267,949
2022	\$268,000	\$35,000	\$303,000	\$243,590
2021	\$195,000	\$35,000	\$230,000	\$221,445
2020	\$205,938	\$35,000	\$240,938	\$201,314

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.