



**Address:** [4804 BLUEBIRD LN](#)  
**City:** MANSFIELD  
**Georeference:** 18818G-3-13  
**Subdivision:** HOLLAND MEADOWS ADDITION  
**Neighborhood Code:** 1M600C

**Latitude:** 32.5490477153  
**Longitude:** -97.0601903458  
**TAD Map:** 2132-320  
**MAPSCO:** TAR-126X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HOLLAND MEADOWS  
ADDITION Block 3 Lot 13

**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:** OOWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$358,000

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

**Site Number:** 07717032

**Site Name:** HOLLAND MEADOWS ADDITION-3-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,172

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,276

**Land Acres<sup>\*</sup>:** 0.1899

**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:**

BENAVIDES JOSEPH  
BENAVIDES CATHY B

**Primary Owner Address:**

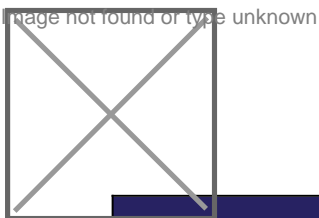
4804 BLUEBIRD LN  
MANSFIELD, TX 76063-6732

**Deed Date:** 11/3/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206355897](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELLS FARGO BANK N A	9/5/2006	<a href="#">D206331349</a>	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	9/5/2006	<a href="#">D206280758</a>	0000000	0000000
BOYD TIMOTHY	1/28/2005	<a href="#">D205032897</a>	0000000	0000000
C & N GROUP INC	6/16/2004	<a href="#">D204202686</a>	0000000	0000000
HISTORY MAKER HOMES LLC	8/13/2001	00150860000351	0015086	0000351
B 2 N LP	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	\$281,000	\$55,000	\$336,000	\$336,000
2024	\$303,000	\$55,000	\$358,000	\$345,109
2023	\$309,539	\$55,000	\$364,539	\$313,735
2022	\$293,336	\$30,000	\$323,336	\$285,214
2021	\$240,999	\$30,000	\$270,999	\$259,285
2020	\$205,714	\$30,000	\$235,714	\$235,714

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.