



**Address:** [4800 BLUEBIRD LN](#)  
**City:** MANSFIELD  
**Georeference:** 18818G-3-15  
**Subdivision:** HOLLAND MEADOWS ADDITION  
**Neighborhood Code:** 1M600C

**Latitude:** 32.5490506315  
**Longitude:** -97.0606338697  
**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 15

**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:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$398,008

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

**Site Number:** 07717059

**Site Name:** HOLLAND MEADOWS ADDITION-3-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,339

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,018

**Land Acres<sup>\*</sup>:** 0.2299

**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:**

WACHIRA EUNICE  
WACHIRA TEDDY

**Primary Owner Address:**

4800 BLUEBIRD LN  
MANSFIELD, TX 76063

**Deed Date:** 3/9/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217058233](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUTLER TEQUISHA	8/18/2005	<a href="#">D205262277</a>	0000000	0000000
US BANK NATIONAL ASSOC	12/7/2004	<a href="#">D204388924</a>	0000000	0000000
ROSS VICKI R	11/22/2002	00161790000120	0016179	0000120
CHOICE HOMES INC	5/7/2002	00156660000489	0015666	0000489
HISTORY MAKER HOMES LLC	8/13/2001	00150860000351	0015086	0000351
B 2 N LP	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	\$343,008	\$55,000	\$398,008	\$398,008
2024	\$343,008	\$55,000	\$398,008	\$366,633
2023	\$318,963	\$55,000	\$373,963	\$333,303
2022	\$302,529	\$30,000	\$332,529	\$303,003
2021	\$259,982	\$30,000	\$289,982	\$275,457
2020	\$220,415	\$30,000	\$250,415	\$250,415

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.