



**Address:** [713 BOONE TR](#)  
**City:** MANSFIELD  
**Georeference:** 18818D-3-17  
**Subdivision:** HOLLAND ESTATES ADDITION  
**Neighborhood Code:** 1M090E

**Latitude:** 32.57333321  
**Longitude:** -97.0775708413  
**TAD Map:** 2126-328  
**MAPSCO:** TAR-125R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HOLLAND ESTATES ADDITION  
Block 3 Lot 17

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$430,702

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

**Site Number:** 07804113

**Site Name:** HOLLAND ESTATES ADDITION-3-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,842

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,540

**Land Acres<sup>\*</sup>:** 0.1730

**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:**

SOWELL CHRISTIAN R  
SOWELL ASHLEY L

**Primary Owner Address:**

713 BOONE TR  
MANSFIELD, TX 76063

**Deed Date:** 9/18/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217219377](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOWRANCE CHAD;LOWRANCE TAMMY	9/3/2014	<a href="#">D214200607</a>		
THOMPkins CRYSTAL;THOMPkins W M	3/23/2007	<a href="#">D207108658</a>	0000000	0000000
SMITH JEFFREY R	8/29/2006	<a href="#">D206276463</a>	0000000	0000000
MERCEDES HOMES OF TEXAS LTD	2/4/2004	<a href="#">D204060205</a>	0000000	0000000
HOLLAND/MAN LTD	1/1/2001	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	\$370,702	\$60,000	\$430,702	\$430,702
2024	\$370,702	\$60,000	\$430,702	\$429,535
2023	\$377,762	\$60,000	\$437,762	\$390,486
2022	\$318,316	\$50,000	\$368,316	\$354,987
2021	\$283,703	\$50,000	\$333,703	\$322,715
2020	\$243,377	\$50,000	\$293,377	\$293,377

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)
- DISABLED VET 10 to 29 PCT 11.22

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.