



**Address:** [706 SEGUIN LN](#)  
**City:** MANSFIELD  
**Georeference:** 18818D-7-4  
**Subdivision:** HOLLAND ESTATES ADDITION  
**Neighborhood Code:** 1M090E

**Latitude:** 32.5746212006  
**Longitude:** -97.0746533782  
**TAD Map:** 2126-328  
**MAPSCO:** TAR-126N



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 7 Lot 4

**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

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

**Site Number:** 07804830

**Site Name:** HOLLAND ESTATES ADDITION-7-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,868

**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:**

THEOBALD JARED DAVID  
THEOBALD SAMANTHA GRACE

**Primary Owner Address:**

706 SEGUIN LN  
MANSFIELD, TX 76063

**Deed Date:** 3/25/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220072199](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHUON VICHARA;TAING DAVID	5/15/2018	<a href="#">D218106000</a>		
HARLOW ALYSON;HARLOW DONALD J	3/31/2009	<a href="#">D209086928</a>	0000000	0000000
U S BANK NATIONAL ASSN	12/2/2008	<a href="#">D208448966</a>	0000000	0000000
DURHAM ANGELIA	6/30/2005	<a href="#">D205194176</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	10/1/2003	<a href="#">D203378947</a>	0000000	0000000
BEAZER HOMES TEXAS LP	3/12/2003	00165120000154	0016512	0000154
HOLLAND/MAN LTD	1/1/2001	0000000000000000	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	\$373,546	\$60,000	\$433,546	\$433,546
2024	\$373,546	\$60,000	\$433,546	\$433,546
2023	\$380,662	\$60,000	\$440,662	\$406,385
2022	\$320,743	\$50,000	\$370,743	\$369,441
2021	\$285,855	\$50,000	\$335,855	\$335,855
2020	\$245,209	\$50,000	\$295,209	\$295,209

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 100 PCT 11.131

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.