



**Address:** [712 FANNIN LN](#)  
**City:** MANSFIELD  
**Georeference:** 18818D-9-1  
**Subdivision:** HOLLAND ESTATES ADDITION  
**Neighborhood Code:** 1M090E

**Latitude:** 32.5758446416  
**Longitude:** -97.0733766651  
**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 9 Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 7/12/2024

**Site Number:** 07805128

**Site Name:** HOLLAND ESTATES ADDITION-9-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,136

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,080

**Land Acres<sup>\*</sup>:** 0.2084

**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:**

TRAN VU  
TRAN THAO

**Primary Owner Address:**

712 FANNIN LN  
MANSFIELD, TX 76063

**Deed Date:** 7/22/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216166784](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CORALLO ALYSSA;CORALLO VINCENT	4/5/2006	<a href="#">D206109918</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	\$366,000	\$60,000	\$426,000	\$426,000
2024	\$366,000	\$60,000	\$426,000	\$426,000
2023	\$411,599	\$60,000	\$471,599	\$400,400
2022	\$314,000	\$50,000	\$364,000	\$364,000
2021	\$308,714	\$50,000	\$358,714	\$358,714
2020	\$264,604	\$50,000	\$314,604	\$314,604

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.