



**Address:** [706 FANNIN LN](#)  
**City:** MANSFIELD  
**Georeference:** 18818D-9-4  
**Subdivision:** HOLLAND ESTATES ADDITION  
**Neighborhood Code:** 1M090E

**Latitude:** 32.5753794754  
**Longitude:** -97.0730654225  
**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 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:** 2003

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 07805152

**Site Name:** HOLLAND ESTATES ADDITION-9-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,598

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,186

**Land Acres<sup>\*</sup>:** 0.1879

**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:**

BAYVERTX LLC

**Primary Owner Address:**

5900 BALCONES DR 100  
AUSTIN, TX 78731

**Deed Date:** 11/28/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222281046](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KONG SU JIAN;SHI TAO	3/16/2021	<a href="#">D221073710</a>		
HUNTER DONECIA	10/11/2016	<a href="#">D216242339</a>		
GATLIN FREDERICK	6/9/2009	<a href="#">D209322263</a>	0000000	0000000
GATLIN FREDERICK;GATLIN KATHERINE	9/26/2003	<a href="#">D203368416</a>	0000000	0000000
MERCEDES HOMES OF TEXAS LTD	6/16/2003	<a href="#">D203219025</a>	0016829	0000285
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	\$267,965	\$60,000	\$327,965	\$327,965
2024	\$321,000	\$60,000	\$381,000	\$381,000
2023	\$320,000	\$60,000	\$380,000	\$380,000
2022	\$277,000	\$50,000	\$327,000	\$327,000
2021	\$260,757	\$50,000	\$310,757	\$309,163
2020	\$231,057	\$50,000	\$281,057	\$281,057

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

There are no exemptions for this property

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.