



**Address:** [702 FANNIN LN](#)  
**City:** MANSFIELD  
**Georeference:** 18818D-9-6  
**Subdivision:** HOLLAND ESTATES ADDITION  
**Neighborhood Code:** 1M090E

**Latitude:** 32.5750726566  
**Longitude:** -97.0728565149  
**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 6

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$471,782

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

**Site Number:** 07805179

**Site Name:** HOLLAND ESTATES ADDITION-9-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,768

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,215

**Land Acres<sup>\*</sup>:** 0.1885

**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:**

SERESEROZ MELISSA

**Primary Owner Address:**

702 FANNIN LN  
MANSFIELD, TX 76063-3422

**Deed Date:** 6/29/2004

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D204208197](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGACY/MONTEREY HOMES LP	10/1/2003	<a href="#">D203378947</a>	0000000	0000000
BEAZER HOMES TEXAS LP	6/6/2002	00157700000098	0015770	0000098
HOLLAND/MAN LTD	1/1/2001	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	\$411,782	\$60,000	\$471,782	\$471,782
2024	\$411,782	\$60,000	\$471,782	\$435,108
2023	\$405,080	\$60,000	\$465,080	\$395,553
2022	\$359,666	\$50,000	\$409,666	\$359,594
2021	\$298,433	\$50,000	\$348,433	\$326,904
2020	\$247,185	\$50,000	\$297,185	\$297,185

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )
- SOLAR & WIND POWERED DEVICES 11.27

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.