



Address: [4417 EMERALD LEAF DR](#)
City: MANSFIELD
Georeference: 44714G-5-22
Subdivision: VILLAGES AT SPRING LAKE, THE
Neighborhood Code: 1M600D

Latitude: 32.5605410549
Longitude: -97.0643406459
TAD Map: 2132-324
MAPSCO: TAR-126T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGES AT SPRING LAKE,
THE Block 5 Lot 22

Jurisdictions:

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

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$356,934

Protest Deadline Date: 5/24/2024

Site Number: 07894015

Site Name: VILLAGES AT SPRING LAKE, THE-5-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,934

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

PHAM LIEN
PHAM VUONG

Primary Owner Address:

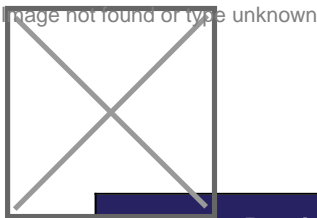
4417 EMERALD LEAF DR
MANSFIELD, TX 76063

Deed Date: 2/12/2025

Deed Volume:

Deed Page:

Instrument: [D225025202](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PURCHASING FUND 2023-2 LLC	10/28/2024	D224193255		
MCDONALD CHAD	7/11/2006	D206213906	0000000	0000000
PEDEN JEFFREY D;PEDEN NICOLE M	11/24/2003	D203450637	0000000	0000000
PEDEN JEFFREY D	6/7/2002	00157420000148	0015742	0000148
CLASSIC CENTURY HOMES INC	12/17/2001	00153430000140	0015343	0000140
SPRING LAKE PARTNERS 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 ⁺
2025	\$276,934	\$80,000	\$356,934	\$356,934
2024	\$276,934	\$80,000	\$356,934	\$356,934
2023	\$265,850	\$80,000	\$345,850	\$345,850
2022	\$244,249	\$60,000	\$304,249	\$304,249
2021	\$198,400	\$60,000	\$258,400	\$258,400
2020	\$183,598	\$60,000	\$243,598	\$243,598

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.