



Address: [409 MARQUIS LN](#)
City: MANSFIELD
Georeference: 45285D-4-5
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5704373605
Longitude: -97.0699974948
TAD Map: 2132-328
MAPSCO: TAR-126N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATERFORD PARK -
MANSFIELD Block 4 Lot 5

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 40522202
Site Name: WATERFORD PARK - MANSFIELD-4-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,892
Percent Complete: 100%
Land Sqft^{*}: 10,400
Land Acres^{*}: 0.2387
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
SMITH SEAN P
SMITH STEPHANIE D
Primary Owner Address:
409 MARQUIS LN
MANSFIELD, TX 76063-9121

Deed Date: 5/3/2011
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D211123429](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JPMORGAN CHASE BANK	2/1/2011	D211030744	0000000	0000000
KIDD KELVIN R	5/27/2005	D205160828	0000000	0000000
MANSFIELD WATERFORD PARK HOA	1/1/2004	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 ⁺
2025	\$423,838	\$95,000	\$518,838	\$518,838
2024	\$423,838	\$95,000	\$518,838	\$518,838
2023	\$418,686	\$95,000	\$513,686	\$492,470
2022	\$422,209	\$90,000	\$512,209	\$447,700
2021	\$317,000	\$90,000	\$407,000	\$407,000
2020	\$318,735	\$88,265	\$407,000	\$407,000

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.