



Address: [401 MARQUIS LN](#)
City: MANSFIELD
Georeference: 45285D-4-9
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5696654382
Longitude: -97.0694739156
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 9

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: None

Notice Sent Date: 5/1/2025

Notice Value: \$629,907

Protest Deadline Date: 5/24/2024

Site Number: 40522245

Site Name: WATERFORD PARK - MANSFIELD-4-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,346

Percent Complete: 100%

Land Sqft^{*}: 11,700

Land Acres^{*}: 0.2685

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:

BENNETT PAUL T
BENNETT SHERYL A

Primary Owner Address:

401 MARQUIS LN
MANSFIELD, TX 76063-9121

Deed Date: 2/1/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214022362](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS CORPORATION	1/31/2014	D214022361	0000000	0000000
D'AGOSTINO KATHLEE;D'AGOSTINO LOUIS	1/27/2006	D206057307	0000000	0000000
STONEWOOD CORPORATION	1/27/2006	D206057294	0000000	0000000
HANSHAW KENNETH	11/22/2005	D205368116	0000000	0000000
GRIZZLE GREG	12/16/2004	D205031398	0000000	0000000
MANSFIELD WATERFORD PARK HOA	1/1/2004	0000000000000000	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	\$507,342	\$95,000	\$602,342	\$602,342
2024	\$534,907	\$95,000	\$629,907	\$583,484
2023	\$510,109	\$95,000	\$605,109	\$530,440
2022	\$464,545	\$90,000	\$554,545	\$482,218
2021	\$348,380	\$90,000	\$438,380	\$438,380
2020	\$356,510	\$90,000	\$446,510	\$446,510

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.