



Address: [404 MARQUIS LN](#)
City: MANSFIELD
Georeference: 45285D-5-16
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5698231762
Longitude: -97.0702415072
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 5 Lot 16

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

State Code: A
Year Built: 2012
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 40522504
Site Name: WATERFORD PARK - MANSFIELD-5-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,433
Percent Complete: 100%
Land Sqft^{*}: 10,400
Land Acres^{*}: 0.2387
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:
NADERIAN ABDOLSAMAD
Primary Owner Address:
404 MARQUIS LN
MANSFIELD, TX 76063

Deed Date: 3/9/2023
Deed Volume:
Deed Page:
Instrument: [D223038939](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TIU JOHN;TIU NAI-CHEN ZHANG	4/5/2013	D213091832	0000000	0000000
GRAND HOMES 2014 LP	9/20/2012	D212239829	0000000	0000000
MANSFIELD WATERFORD PARK HOA	8/5/2010	D210194004	0000000	0000000
HANSHAW KENNETH	6/16/2008	D208233686	0000000	0000000
STONEWOOD CORPORATION	4/27/2006	D206143246	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	\$520,000	\$95,000	\$615,000	\$615,000
2024	\$520,000	\$95,000	\$615,000	\$615,000
2023	\$502,751	\$95,000	\$597,751	\$522,790
2022	\$465,027	\$90,000	\$555,027	\$475,264
2021	\$342,058	\$90,000	\$432,058	\$432,058
2020	\$347,457	\$90,000	\$437,457	\$437,457

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.