



Address: [4602 SAILBOAT DR](#)
City: MANSFIELD
Georeference: 18818G-7-2
Subdivision: HOLLAND MEADOWS ADDITION
Neighborhood Code: 1M600C

Latitude: 32.5520654092
Longitude: -97.0625410652
TAD Map: 2132-320
MAPSCO: TAR-126X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HOLLAND MEADOWS
ADDITION Block 7 Lot 2

Jurisdictions:

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

State Code: A

Year Built: 2009

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$388,151

Protest Deadline Date: 5/24/2024

Site Number: 41043332

Site Name: HOLLAND MEADOWS ADDITION-7-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,040

Percent Complete: 100%

Land Sqft^{*}: 9,583

Land Acres^{*}: 0.2199

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:

MORENO LUIS
MORENO MONICA

Primary Owner Address:

4602 SAILBOAT DR
MANSFIELD, TX 76063-6745

Deed Date: 9/6/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213238979](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLEVELAND AARON M;CLEVELAND PATRICIA	7/10/2009	D209193441	0000000	0000000
BLOOMFIELD HOMES LP	3/12/2009	D209075519	0000000	0000000
WASHINGTON FEDERAL SAVINGS	2/5/2008	D208042176	0000000	0000000
C&N GROUP LP	1/1/2006	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	\$297,000	\$55,000	\$352,000	\$352,000
2024	\$333,151	\$55,000	\$388,151	\$355,215
2023	\$309,484	\$55,000	\$364,484	\$322,923
2022	\$293,293	\$30,000	\$323,293	\$293,566
2021	\$251,485	\$30,000	\$281,485	\$266,878
2020	\$212,616	\$30,000	\$242,616	\$242,616

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.