



**Address:** [4708 SAILBOAT DR](#)  
**City:** MANSFIELD  
**Georeference:** 18818G-7-12  
**Subdivision:** HOLLAND MEADOWS ADDITION  
**Neighborhood Code:** 1M600C

**Latitude:** 32.5520492345  
**Longitude:** -97.0603962964  
**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 12

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41043448

**Site Name:** HOLLAND MEADOWS ADDITION-7-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,842

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1699

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

PHAM DAT  
PHAM TRAN

**Primary Owner Address:**

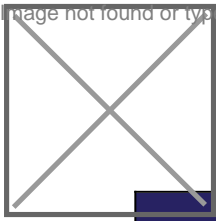
7906 CORONA CT  
ARLINGTON, TX 76002

**Deed Date:** 11/17/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214252378](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN MAI	3/2/2007	<a href="#">D207083016</a>	0000000	0000000
MERRITT CLASSIC HOMES INC	10/16/2006	<a href="#">D206351626</a>	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 <sup>+</sup>
2025	\$231,910	\$55,000	\$286,910	\$286,910
2024	\$299,000	\$55,000	\$354,000	\$354,000
2023	\$278,000	\$55,000	\$333,000	\$333,000
2022	\$277,113	\$30,000	\$307,113	\$307,113
2021	\$230,000	\$30,000	\$260,000	\$260,000
2020	\$201,073	\$30,000	\$231,073	\$231,073

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.