



**Address:** [4507 LYDIA LN](#)  
**City:** MANSFIELD  
**Georeference:** 32087M-9-31  
**Subdivision:** PEMBERLEY ESTATES  
**Neighborhood Code:** 1M090J

**Latitude:** 32.5744381485  
**Longitude:** -97.0615927634  
**TAD Map:** 2132-328  
**MAPSCO:** TAR-126P



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PEMBERLEY ESTATES Block 9  
Lot 31  
**Jurisdictions:**  
CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)  
**State Code:** A  
**Year Built:** 2016  
**Personal Property Account:** N/A  
**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800008650  
**Site Name:** PEMBERLEY ESTATES 9 31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,595  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,600  
**Land Acres<sup>\*</sup>:** 0.2204  
**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:**  
NGUYEN HUYLINH  
QUACH MARY THUAN  
**Primary Owner Address:**  
4507 LYDIA LN  
MANSFIELD, TX 76063

**Deed Date:** 4/7/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217079594](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	8/10/2016	<a href="#">D216182876</a>		

**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	\$407,970	\$90,000	\$497,970	\$497,970
2024	\$407,970	\$90,000	\$497,970	\$497,970
2023	\$496,490	\$90,000	\$586,490	\$480,611
2022	\$407,605	\$80,000	\$487,605	\$436,919
2021	\$317,199	\$80,000	\$397,199	\$397,199
2020	\$303,582	\$80,000	\$383,582	\$383,582

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.