



Address: [3158 MANSFIELD HWY](#)
City: FOREST HILL
Georeference: 42460-20-4-30
Subdivision: TRENTMAN CITY ADDITION
Neighborhood Code: OFC-South Tarrant County

Latitude: 32.6829729711
Longitude: -97.280977512
TAD Map: 2066-368
MAPSCO: TAR-092K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRENTMAN CITY ADDITION
Block 20 Lot 4 & W 1/2 24

Jurisdictions:

CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: F1

Year Built: 1976

Personal Property Account: Multi

Agent: RYAN LLC (00320)

Notice Sent Date: 5/1/2025

Notice Value: \$456,768

Protest Deadline Date: 5/31/2024

Site Number: 80218938

Site Name: TAX NOTARY

Site Class: OFCLowRise - Office-Low Rise

Parcels: 1

Primary Building Name: TAX NOTARY / 03172570

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 3,744

Net Leasable Area⁺⁺⁺: 3,744

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

LF MANSFIELD LLC

Primary Owner Address:

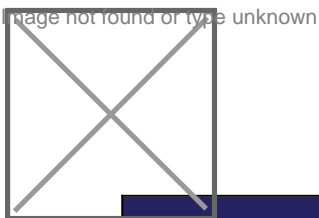
2711 LBJ FREEWAY STE350
DALLAS, TX 75234

Deed Date: 9/4/2019

Deed Volume:

Deed Page:

Instrument: [D219202160](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZOBEIR HAKAR MOAYYED	7/27/2016	D216202903		
TAHIR WAISI MOHAMMAD	11/21/2014	D214255137		
SINDY SABAH S	10/1/2009	D209308265	0000000	0000000
RYON GARY RAY	12/1/1983	D209308264	0000000	0000000
RYON GARY R;RYON MARYLYNN	12/31/1900	00072760002296	0007276	0002296

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	\$434,268	\$22,500	\$456,768	\$390,000
2024	\$302,500	\$22,500	\$325,000	\$325,000
2023	\$302,500	\$22,500	\$325,000	\$325,000
2022	\$302,500	\$22,500	\$325,000	\$325,000
2021	\$302,500	\$22,500	\$325,000	\$325,000
2020	\$329,511	\$22,500	\$352,011	\$352,011

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.