



Address: [3401 MANSFIELD HWY](#)

City: FORT WORTH

Georeference: 2490-2-A

Subdivision: BERRY CASTLE ADDITION

Neighborhood Code: RET-Southeast Fort Worth/Everman/Forest Hill General

Latitude: 32.681685385

Longitude: -97.2751735553

TAD Map: 2066-368

MAPSCO: TAR-092L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BERRY CASTLE ADDITION

Block 2 Lot A

Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

Site Number: 80397484

Site Name: STRIP CENTER

Site Class: RETNBHD - Retail-Neighborhood Shopping Center

Parcels: 1

Primary Building Name: SUBWAY/ H&R BLOCK / 04641175

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 11,286

Net Leasable Area⁺⁺⁺: 11,286

Percent Complete: 100%

Land Sqft^{*}: 65,505

Land Acres^{*}: 1.5037

Pool: N

State Code: F1

Year Built: 1972

Personal Property Account: Multi

Agent: CANTRELL MCCULLOCH INC (0075)

Notice Sent Date: 4/15/2025

Notice Value: \$1,237,848

Protest Deadline Date: 6/17/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SHOWALTER STEPHEN

SHOWALTER REBECCA

Primary Owner Address:

PO BOX 654

MERCER ISLAND, WA 98040-0654

Deed Date: 4/18/1997

Deed Volume: 0012739

Deed Page: 0000439

Instrument: 00127390000439



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIMBELL INC	12/31/1900	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	\$1,139,590	\$98,258	\$1,237,848	\$1,237,848
2024	\$1,033,742	\$98,258	\$1,132,000	\$1,132,000
2023	\$1,057,090	\$98,258	\$1,155,348	\$1,155,348
2022	\$973,912	\$98,258	\$1,072,170	\$1,072,170
2021	\$910,372	\$98,258	\$1,008,630	\$1,008,630
2020	\$884,753	\$98,258	\$983,011	\$983,011

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.