



Address: [1223 FM RD 157](#)
City: MANSFIELD
Georeference: 13610--C2
Subdivision: FARRELL ADDITION
Neighborhood Code: Food Service General

Latitude: 32.5813325907
Longitude: -97.1515383401
TAD Map: 2102-332
MAPSCO: TAR-123M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FARRELL ADDITION Lot C2 & D1

Jurisdictions:

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

State Code: F1

Year Built: 1978

Personal Property Account: [14553924](#)

Agent: K E ANDREWS & COMPANY (00175)

Notice Sent Date: 5/1/2025

Notice Value: \$703,938

Protest Deadline Date: 5/31/2024

Site Number: 80444881

Site Name: SOULMANS BBQ

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1

Primary Building Name: SOULMANS BBQ / 04979362

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 2,535

Net Leasable Area⁺⁺⁺: 2,535

Percent Complete: 100%

Land Sqft^{*}: 22,651

Land Acres^{*}: 0.5199

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:

HALLETT NO I LP

Primary Owner Address:

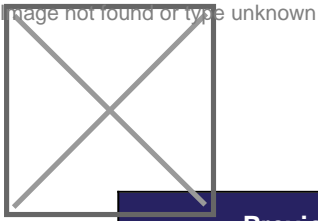
202 E MAIN ST
ROYSE CITY, TX 75189

Deed Date: 10/17/2016

Deed Volume:

Deed Page:

Instrument: [D216245558](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PIZA HUT LTD	3/18/2001	00148240000201	0014824	0000201
PIZZA HUT OF NORTH TEXAS 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	\$488,754	\$215,184	\$703,938	\$680,135
2024	\$351,595	\$215,184	\$566,779	\$566,779
2023	\$384,816	\$215,184	\$600,000	\$600,000
2022	\$250,409	\$215,184	\$465,593	\$465,593
2021	\$172,127	\$215,185	\$387,312	\$387,312
2020	\$159,816	\$215,184	\$375,000	\$375,000

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.