



**Address:** [311 KINGS WAY DR](#)  
**City:** MANSFIELD  
**Georeference:** 6137-1-17R1A  
**Subdivision:** CAMBRIC PARK  
**Neighborhood Code:** M1M01E

**Latitude:** 32.561141651  
**Longitude:** -97.1253026991  
**TAD Map:** 2114-324  
**MAPSCO:** TAR-124U



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

## PROPERTY DATA

**Legal Description:** CAMBRIC PARK Block 1 Lot 17R1A

**Jurisdictions:**

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

**State Code:** B

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05841216

**Site Name:** CAMBRIC PARK-1-17R1A

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,328

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,840

**Land Acres<sup>\*</sup>:** 0.1799

**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:**

THE LAZAR GROUP LLC

**Primary Owner Address:**

420 DOMINION DR  
EULESS, TX 76039

**Deed Date:** 10/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221318096](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DARAVONG ATTICUS KHAMTANH;DARAVONG BRANISLAVA BRANKA	6/25/2021	<a href="#">D221185412</a>		
EQUITY TRUST CO ETAL	9/27/2012	<a href="#">D213020328</a>	0000000	0000000
CITIBANK NA	6/6/2012	<a href="#">D212144902</a>	0000000	0000000
RUNYAN RONALD	1/30/2006	<a href="#">D206043974</a>	0000000	0000000
BLANEK HARRY J II	8/7/2001	00150840000084	0015084	0000084
STANLEY WILLIAM	8/3/2001	00150920000060	0015092	0000060
MOUSER FAMILY LTD PRTRNSHP #1	6/18/1997	00128060000044	0012806	0000044
TEXAS MOUSER CORP	8/10/1994	00116890001040	0011689	0001040
ABILENE CHRISTIAN UNIVERSITY	6/13/1991	00103620002068	0010362	0002068
B & D ASSOC INC	1/1/1985	00082260002189	0008226	0002189

## 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	\$300,427	\$55,000	\$355,427	\$355,427
2024	\$300,427	\$55,000	\$355,427	\$355,427
2023	\$345,993	\$20,000	\$365,993	\$365,993
2022	\$346,458	\$20,000	\$366,458	\$366,458
2021	\$173,040	\$20,000	\$193,040	\$193,040
2020	\$173,040	\$20,000	\$193,040	\$193,040

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

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## Tarrant Appraisal District Property Information | PDF

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.