



**Address:** [2200 FM RD 157](#)  
**City:** MANSFIELD  
**Georeference:** 12840-2-1-70  
**Subdivision:** ENGLISH PARK  
**Neighborhood Code:** Food Service General

**Latitude:** 32.6000606956  
**Longitude:** -97.1462482396  
**TAD Map:** 2108-336  
**MAPSCO:** TAR-124A



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** ENGLISH PARK Block 2 Lot 1  
PLAT B 755

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

**State Code:** F1  
**Year Built:** 1994  
**Personal Property Account:** [10313710](#)  
**Agent:** AMERICAN PROPERTY SERVICES (06577)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$523,990  
**Protest Deadline Date:** 6/17/2024

**Site Number:** 80660444  
**Site Name:** WAFFLE HOUSE  
**Site Class:** FSRest - Food Service-Full Service Restaurant  
**Parcels:** 1  
**Primary Building Name:** WAFFLE HOUSE INC, / 06591647  
**Primary Building Type:** Commercial  
**Gross Building Area+++:** 1,606  
**Net Leasable Area+++:** 1,606  
**Percent Complete:** 100%  
**Land Sqft\*:** 25,393  
**Land Acres\*:** 0.5829  
**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:**  
WAFFLE HOUSE INC  
**Primary Owner Address:**  
PO BOX 6450  
NORCROSS, GA 30091

**Deed Date:** 4/28/1993  
**Deed Volume:** 0011034  
**Deed Page:** 0001893  
**Instrument:** 00110340001893

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENGLISH ROY E	1/1/1993	0000000000000000	0000000	0000000



## VALUES

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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	\$270,060	\$253,930	\$523,990	\$523,990
2024	\$192,039	\$253,930	\$445,969	\$445,969
2023	\$191,761	\$253,930	\$445,691	\$445,691
2022	\$218,455	\$253,930	\$472,385	\$472,385
2021	\$91,060	\$304,717	\$395,777	\$395,777
2020	\$85,494	\$304,716	\$390,210	\$390,210

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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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.