



Address: [1780 FM RD 157](#)
City: MANSFIELD
Georeference: 24754-1-2RB1
Subdivision: MANSFIELD HOSPITAL
Neighborhood Code: Food Service General

Latitude: 32.5986493938
Longitude: -97.1457253404
TAD Map: 2108-336
MAPSCO: TAR-124A



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

PROPERTY DATA

Legal Description: MANSFIELD HOSPITAL Block 1
Lot 2RB1

Jurisdictions:	Site Number: 80715419
CITY OF MANSFIELD (017)	Site Name: 7brew Coffee
TARRANT COUNTY (220)	Site Class: FSSnackConc - Food Service-Snack Bar/Concession Booth
TARRANT COUNTY HOSPITAL (224)	Parcels: 1
TARRANT COUNTY COLLEGE (225)	Primary Building Name: 7BREW COFFEE / 06936229
MANSFIELD ISD (908)	Primary Building Type: Commercial
State Code: F1	Gross Building Area +++ : 814
Year Built: 2022	Net Leasable Area +++ : 814
Personal Property Account: N/A	Percent Complete: 100%
Agent: None	Land Sqft * : 28,579
Notice Sent Date: 4/15/2025	Land Acres * : 0.6560
Notice Value: \$1,121,282	Pool: N
Protest Deadline Date: 5/31/2024	

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
JD1 LLC
Primary Owner Address:
16473 LONGS PEAK RD
GREELEY, CO 80631

Deed Date: 7/25/2023
Deed Volume:
Deed Page:
Instrument: [D223131921](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOJ 7BREW MANSFIELD LP	7/24/2023	D223131920		
HIGH OCTANE JOE'S LLC	2/15/2022	D222043524		
AGILE INVESTMENTS ONE LLC	3/28/2013	D213079982	0000000	0000000
MANSFIELD CONSOLIDATED GROUP	2/7/2013	D213038100	0000000	0000000
SAEHAN BANK	11/6/2012	D212278959	0000000	0000000
AP GAS ELECTRIC	7/6/2011	D211169941	0000000	0000000
JIAN ENTERPRISES INC	4/24/2007	D207149679	0000000	0000000
BAKRI MOHAMED A	11/3/1999	00140900000382	0014090	0000382
ZONCO INC	1/24/1997	00126530000839	0012653	0000839
ROSE GARY MANN TRS;ROSE WM R	1/1/1996	00000000000000	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	\$549,702	\$571,580	\$1,121,282	\$1,121,282
2024	\$394,373	\$571,580	\$965,953	\$965,953
2023	\$405,870	\$571,580	\$977,450	\$977,450
2022	\$517,755	\$571,580	\$1,089,335	\$1,089,335
2021	\$178,420	\$571,580	\$750,000	\$750,000
2020	\$178,420	\$571,580	\$750,000	\$750,000

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

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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.