



Address: [3145 MANSFIELD HWY](#)

City: FORT WORTH

Georeference: 44600-5-1R

Subdivision: VICKERY ACRES ADDITION

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

Latitude: 32.6842588867

Longitude: -97.2808576148

TAD Map: 2066-368

MAPSCO: TAR-092K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VICKERY ACRES ADDITION
Block 5 Lot 1R

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)

State Code: F1

Year Built: 1997

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$2,929,740

Protest Deadline Date: 5/31/2024

Site Number: 80417124

Site Name: VACANT

Site Class: RETPharm - Retail-Pharmacy

Parcels: 1

Primary Building Name: VACANT / 06976646

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 13,050

Net Leasable Area⁺⁺⁺: 12,738

Percent Complete: 100%

Land Sqft^{*}: 81,515

Land Acres^{*}: 1.8713

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:

PJ & G INVESTMENT LLC

Primary Owner Address:

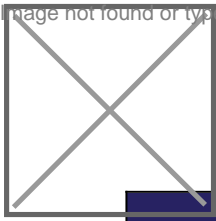
422 WESTRIDGE AVE
LANCASTER, TX 75146

Deed Date: 6/12/2024

Deed Volume:

Deed Page:

Instrument: [D224103497](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOLCO REALTY PROPERTIES	4/9/1998	00131760000013	0013176	0000013
CNL RETAIL DEVELOPMENT INC	12/30/1996	00126250001176	0012625	0001176
EVANS JIMMY T	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	\$2,554,771	\$374,969	\$2,929,740	\$2,929,740
2024	\$2,147,155	\$374,969	\$2,522,124	\$2,522,124
2023	\$1,917,871	\$374,969	\$2,292,840	\$2,292,840
2022	\$1,125,031	\$374,969	\$1,500,000	\$1,500,000
2021	\$1,375,031	\$374,969	\$1,750,000	\$1,750,000
2020	\$1,375,031	\$374,969	\$1,750,000	\$1,750,000

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

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.