



Address: [3151 MATLOCK RD](#)
City: MANSFIELD
Georeference: 24753F--1
Subdivision: MANSFIELD CROSSING SHOP CENTER
Neighborhood Code: Food Service General

Latitude: 32.6085002628
Longitude: -97.1174092447
TAD Map: 2114-340
MAPSCO: TAR-110Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MANSFIELD CROSSING SHOP
CENTER Lot 1

Jurisdictions:

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

State Code: F1

Year Built: 2001

Personal Property Account: [13821121](#)

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$1,172,229

Protest Deadline Date: 5/31/2024

Site Number: 80781071

Site Name: BURGER KING

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

Primary Building Name: BURGER KING / 07627262

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 4,358

Net Leasable Area⁺⁺⁺: 4,358

Percent Complete: 100%

Land Sqft^{*}: 34,107

Land Acres^{*}: 0.7829

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:

FIREBRAND PROPERTIES LP

Primary Owner Address:

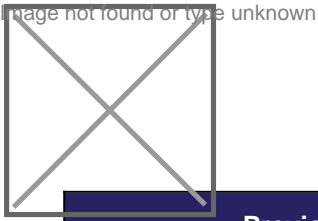
4515 LYNDON B JOHNSON FWY
DALLAS, TX 75244

Deed Date: 9/29/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206311359](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMPSON DINING I LP	11/20/2001	00152930000099	0015293	0000099
THOMPSON RESTAURANT MANAGEMENT	11/15/2000	00146160000524	0014616	0000524
MANSFIELD MATLOCK PARTNERS LP	1/1/2000	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	\$626,517	\$545,712	\$1,172,229	\$1,172,229
2024	\$584,288	\$545,712	\$1,130,000	\$1,130,000
2023	\$584,288	\$545,712	\$1,130,000	\$1,130,000
2022	\$594,101	\$511,605	\$1,105,706	\$1,105,706
2021	\$541,523	\$511,605	\$1,053,128	\$1,053,128
2020	\$528,395	\$511,605	\$1,040,000	\$1,040,000

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.