



Address: [1351 E DEBBIE LN](#)
City: MANSFIELD
Georeference: 24753F--6
Subdivision: MANSFIELD CROSSING SHOP CENTER
Neighborhood Code: Food Service General

Latitude: 32.6063697956
Longitude: -97.1171059243
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 6

Jurisdictions:

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

State Code: F1

Year Built: 2009

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$1,052,366

Protest Deadline Date: 5/31/2024

Site Number: 80875632

Site Name: PANDA EXPRESS

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

Primary Building Name: PANDA EXPRESS / 07627386

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 2,660

Net Leasable Area⁺⁺⁺: 2,660

Percent Complete: 100%

Land Sqft^{*}: 30,056

Land Acres^{*}: 0.6899

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:

CFT NV DEVELOPMENTS LLC

Primary Owner Address:

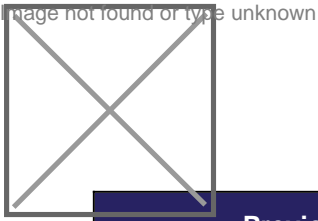
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

Deed Date: 3/18/2015

Deed Volume:

Deed Page:

Instrument: [D217026658](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CFT DEVELOPMENTS LLC	6/18/2009	D209163279	0000000	0000000
MANSFIELD MATLOCK INVESTORS I	10/24/2003	D203442254	0000000	0000000
MANSFIELD MATLOCK PARTNERS LP	1/1/2000	0000000000000000	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	\$526,386	\$525,980	\$1,052,366	\$1,052,366
2024	\$489,020	\$525,980	\$1,015,000	\$1,015,000
2023	\$374,020	\$525,980	\$900,000	\$900,000
2022	\$374,020	\$525,980	\$900,000	\$900,000
2021	\$354,020	\$525,980	\$880,000	\$880,000
2020	\$469,020	\$525,980	\$995,000	\$995,000

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.