



**Address:** [3251 MATLOCK RD](#)  
**City:** MANSFIELD  
**Georeference:** 41855--4  
**Subdivision:** THOMAS, J M ADDITION  
**Neighborhood Code:** APT-South Arlington/Mansfield

**Latitude:** 32.6091863635  
**Longitude:** -97.119920024  
**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:** THOMAS, J M ADDITION Lot 4  
CITY BOUNDARY SPLIT

<b>Jurisdictions:</b> CITY OF MANSFIELD (017) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908)	<b>Site Number:</b> 80815707 <b>Site Name:</b> THE ATLANTIC MANSFIELD <b>Site Class:</b> APTIndMtr - Apartment-Individual Meter <b>Parcels:</b> 2 <b>Primary Building Name:</b> THE ATLANTIC MANSFIELD / 40024687 <b>Primary Building Type:</b> Multi-Family <b>Gross Building Area</b> +++ : 255,134 <b>Net Leasable Area</b> +++ : 239,264 <b>Percent Complete:</b> 100% <b>Land Sqft</b> * : 941,767 <b>Land Acres</b> * : 21.6200 <b>Pool:</b> N
<b>State Code:</b> BC <b>Year Built:</b> 2002 <b>Personal Property Account:</b> N/A <b>Agent:</b> RYAN LLC (00320) <b>Notice Sent Date:</b> 4/15/2025 <b>Notice Value:</b> \$54,305,750 <b>Protest Deadline Date:</b> 5/31/2024	

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

**OWNER INFORMATION**

<b>Current Owner:</b> BLUE ATLANTIC WALNUT CREEK LP <b>Primary Owner Address:</b> 1025 KANE CONCOURSE STE 215 MIAMI BEACH, FL 33154	<b>Deed Date:</b> 2/28/2017 <b>Deed Volume:</b> <b>Deed Page:</b> <b>Instrument:</b> <a href="#">D217045253</a>
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Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADVENIR@WALNUT CREEK LLC	11/21/2013	<a href="#">D213302181</a>	0000000	0000000
KAPLAN SPYGLASS APARTMENTS LLC	9/27/2011	<a href="#">D211234866</a>	0000000	0000000
SPYGLASS OF MANSFIELD LTD	1/1/2002	000000000000000	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 <sup>+</sup>
2025	\$50,538,682	\$3,767,068	\$54,305,750	\$54,305,750
2024	\$42,029,072	\$3,767,068	\$45,796,140	\$45,796,140
2023	\$40,029,072	\$3,767,068	\$43,796,140	\$43,796,140
2022	\$37,029,072	\$3,767,068	\$40,796,140	\$40,796,140
2021	\$32,529,072	\$3,767,068	\$36,296,140	\$36,296,140
2020	\$31,229,072	\$3,767,068	\$34,996,140	\$34,996,140

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.