



Address: [1714 N US HWY 287](#)
City: MANSFIELD
Georeference: 24753P--3
Subdivision: MANSFIELD HIGHLANDS ADDITION
Neighborhood Code: Food Service General

Latitude: 32.5911724417
Longitude: -97.1407183211
TAD Map: 2108-336
MAPSCO: TAR-124E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MANSFIELD HIGHLANDS
ADDITION Lot 3

Jurisdictions:

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

State Code: F1

Year Built: 2006

Personal Property Account: Multi

Agent: BALLARD CORTHAY & ASSOCIATES (90785)

Notice Sent Date: 5/1/2025

Notice Value: \$2,650,183

Protest Deadline Date: 5/31/2024

Site Number: 80865154
Site Name: COTTON PATCH CAFE
Site Class: FSRest - Food Service-Full Service Restaurant
Parcels: 1
Primary Building Name: COTTON PATCH CAFE / 40034895
Primary Building Type: Commercial
Gross Building Area+++: 5,034
Net Leasable Area+++: 5,034
Percent Complete: 100%
Land Sqft*: 55,000
Land Acres*: 1.2626
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:
ORIGINAL SITES LTD
Primary Owner Address:
PO BOX 3350
GRAPEVINE, TX 76099-3350

Deed Date: 6/17/2002
Deed Volume: 0015764
Deed Page: 0000151
Instrument: 00157640000151

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANSFIELD 287 LTD	1/1/2002	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	\$1,825,183	\$825,000	\$2,650,183	\$2,650,183
2024	\$1,673,727	\$825,000	\$2,498,727	\$2,498,727
2023	\$1,333,601	\$825,000	\$2,158,601	\$2,158,601
2022	\$1,295,133	\$825,000	\$2,120,133	\$2,120,133
2021	\$975,000	\$825,000	\$1,800,000	\$1,800,000
2020	\$975,000	\$825,000	\$1,800,000	\$1,800,000

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.