

Tarrant Appraisal District
Property Information | PDF

Account Number: 40409813

 Address:
 1313 N MAIN ST
 Latitude:
 32.5820328345

 City:
 MANSFIELD
 Longitude:
 -97.1560998374

Georeference: 30587J-1-1 TAD Map: 2102-332

Subdivision: OAK HILL VILLAGE MAPSCO: TAR-123M

Neighborhood Code: Mobile Home Park General

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

PROPERTY DATA

Legal Description: OAK HILL VILLAGE Block 1 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: 1990

Personal Property Account: N/A

Agent: RYAN LLC (00320) Notice Sent Date: 4/15/2025 Notice Value: \$9,588,328

Protest Deadline Date: 5/31/2024

Site Number: 80857985 Site Name: OAK HILL MHP

Site Class: MHP - Mobile Home/RV Park

Parcels: 1

Primary Building Name: OFFICE / 40409813

Primary Building Type: Commercial Gross Building Area***: 2,088 Net Leasable Area***: 2,088 Percent Complete: 100% Land Sqft*: 835,916

Land Acres*: 19.1900

Pool: Y

+++ Rounded.

OWNER INFORMATION

Current Owner:

CH REALTY IX-FS MHC DALLAS OAK HILL LP

Primary Owner Address:

3819 MAPLE AVE DALLAS, TX 75219

Deed Date: 10/1/2021

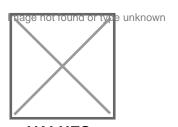
Deed Volume: Deed Page:

Instrument: D221288794

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OAK MILL LTD	1/1/2003	00000000000000	0000000	0000000

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$8,752,412	\$835,916	\$9,588,328	\$9,588,328
2024	\$5,264,084	\$835,916	\$6,100,000	\$6,100,000
2023	\$4,164,084	\$835,916	\$5,000,000	\$5,000,000
2022	\$3,564,084	\$835,916	\$4,400,000	\$4,400,000
2021	\$2,964,638	\$376,162	\$3,340,800	\$3,340,800
2020	\$2,048,838	\$376,162	\$2,425,000	\$2,425,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.