



**Address:** [1313 N MAIN ST](#)  
**City:** MANSFIELD  
**Georeference:** 30587J-1-1  
**Subdivision:** OAK HILL VILLAGE  
**Neighborhood Code:** Mobile Home Park General

**Latitude:** 32.5820328345  
**Longitude:** -97.1560998374  
**TAD Map:** 2102-332  
**MAPSCO:** TAR-123M



Google Map or type unknown

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.

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

**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	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 <sup>+</sup>
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.

+ 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.