

Tarrant Appraisal District

Property Information | PDF

Account Number: 41199685

Latitude: 32.5687104616

Address: 1752 BROAD PARK CIR N

City: MANSFIELD Longitude: -97.1115445226

Georeference: 3624-1-5 **TAD Map:** 2114-328 MAPSCO: TAR-125N Subdivision: BROAD PARK

Neighborhood Code: MED-South Mansfield Hospital District

Geoglet Mapd or type unknown

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

PROPERTY DATA

Legal Description: BROAD PARK Block 1 Lot 5

CITY OF MANSFIELD (017) Jurisdictions:

TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL 224 DOff - Medical-Office

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908) Primary Building Name: ADVANCED FACIAL AND ORAL SURGERY / 41199685

State Code: F1 Primary Building Type: Commercial Year Built: 2007 Gross Building Area+++: 6,582 Personal Property Accordet Leastable Area+++: 6,582 Agent: PEYCO SOUTHWFFEEFREG&TyleN6: (100596)

Notice Sent Date: Land Sqft*: 20,691 5/1/2025 Land Acres*: 0.4750

Notice Value: Pool: N \$1,608,933

Protest Deadline Date:

5/31/2024

+++ Rounded.

OWNER INFORMATION

Current Owner: Deed Date: 7/2/2018 MONROE HARRIS LLC **Deed Volume: Primary Owner Address: Deed Page:**

6733 LOST STAR LN **Instrument:** D218185683 FORT WORTH, TX 76132

07-06-2025 Page 1

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



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|----------|----------------|-------------|-----------|
| HARRIS FAMILY TRUST | 6/5/2017 | D217132973 | | |
| LAURALEE DEVELOPMENT CO INC | 1/1/2006 | 00000000000000 | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$1,505,478 | \$103,455 | \$1,608,933 | \$1,608,933 |
| 2024 | \$1,364,331 | \$103,455 | \$1,467,786 | \$1,467,786 |
| 2023 | \$1,331,421 | \$103,455 | \$1,434,876 | \$1,434,876 |
| 2022 | \$1,298,511 | \$103,455 | \$1,401,966 | \$1,401,966 |
| 2021 | \$1,278,765 | \$103,455 | \$1,382,220 | \$1,382,220 |
| 2020 | \$1,278,765 | \$103,455 | \$1,382,220 | \$1,382,220 |

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.

07-06-2025 Page 2

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