



Address: [2251 FM RD 1187](#)
City: MANSFIELD
Georeference: 33679-1-1R1
Subdivision: RAY, R. T. ADDITION
Neighborhood Code: Mixed Use General

Latitude: 32.5815554891
Longitude: -97.1802418945
TAD Map: 2096-332
MAPSCO: TAR-123J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RAY, R. T. ADDITION Block 1
Lot 1R1

Jurisdictions:
CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)
State Code: F1
Year Built: 2013
Personal Property Account: N/A
Agent: INTEGRATAX (00753)
Protest Deadline Date: 5/31/2024

Site Number: 80871255
Site Name: CLASSIC TURF and Maaco Body Shop
Site Class: MixedComm - Mixed Use-Commercial
Parcels: 2
Primary Building Name: CLASSIC TURF & RETAIL / 41302567
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 8,300
Net Leasable Area⁺⁺⁺: 8,300
Percent Complete: 100%
Land Sqft^{*}: 41,730
Land Acres^{*}: 0.9580
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:
LFP PROPERTIES INC
Primary Owner Address:
7505 GLENVIEW DR STE 150
RICHLAND HILLS, TX 76180

Deed Date: 2/29/2024
Deed Volume:
Deed Page:
Instrument: [D224034792](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| PARDO LUIS F | 11/16/2012 | D212283067 | 0000000 | 0000000 |
| DODSON CAPITAL LLC | 3/30/2011 | D211075040 | 0000000 | 0000000 |
| SOUTHWEST SECURITIES FSB | 11/3/2009 | D209292313 | 0000000 | 0000000 |
| FENIMORE DAN;FENIMORE SHANNON | 1/1/2007 | 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. [Tarrant County Tax Office Account Information](#).

| Year | Improvement Market | Land Market | Total Market | Total Appraised ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$671,578 | \$58,422 | \$730,000 | \$730,000 |
| 2023 | \$662,000 | \$58,422 | \$720,422 | \$720,422 |
| 2022 | \$614,637 | \$58,422 | \$673,059 | \$673,059 |
| 2021 | \$614,636 | \$58,422 | \$673,058 | \$673,058 |
| 2020 | \$695,078 | \$58,422 | \$753,500 | \$753,500 |

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.