



**Address:** [2771 E BROAD ST](#)  
**City:** MANSFIELD  
**Georeference:** 2442-1-2  
**Subdivision:** BERGER'S RESERVE  
**Neighborhood Code:** RET-Mansfield

**Latitude:** 32.5703754297  
**Longitude:** -97.0947761507  
**TAD Map:** 2120-328  
**MAPSCO:** TAR-125Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BERGER'S RESERVE Block 1  
Lot 2

**Jurisdictions:**

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

**State Code:** F1

**Year Built:** 2008

**Personal Property Account:** Multi

**Agent:** RYAN LLC (00320)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$5,347,458

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80871592

**Site Name:** SHOPPING STRIP

**Site Class:** RETNBHD - Retail-Neighborhood Shopping Center

**Parcels:** 2

**Primary Building Name:** STRIP / 41326733

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 16,200

**Net Leasable Area<sup>+++</sup>:** 16,200

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 75,707

**Land Acres<sup>\*</sup>:** 1.7380

**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:**

CH RETAIL FUND II/FORT WORTH BROAD STREET LP

**Primary Owner Address:**

3819 MAPLE AVE  
DALLAS, TX 75219

**Deed Date:** 12/3/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221353522](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROAD STREET LTD	2/3/2012	<a href="#">D212028718</a>	0000000	0000000
BROAD STREET PROPERTIES LP	12/30/2009	<a href="#">D209338021</a>	0000000	0000000
WORTHINGTON NATIONAL BANK	12/1/2009	<a href="#">D209313528</a>	0000000	0000000
NATION DEVELOPMENT GROUP	1/1/2007	000000000000000	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	\$4,590,388	\$757,070	\$5,347,458	\$5,347,458
2024	\$4,115,930	\$757,070	\$4,873,000	\$4,873,000
2023	\$3,914,848	\$757,070	\$4,671,918	\$4,671,918
2022	\$3,173,251	\$757,070	\$3,930,321	\$3,930,321
2021	\$2,368,234	\$757,070	\$3,125,304	\$3,125,304
2020	\$2,356,049	\$757,070	\$3,113,119	\$3,113,119

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.