



**Address:** [1789 CALLENDER RD](#)  
**City:** MANSFIELD  
**Georeference:** A 659-7C02  
**Subdivision:** HENDRICKS, ESQUIRE SURVEY  
**Neighborhood Code:** WH-South Arlington/Mansfield General

**Latitude:** 32.5959269536  
**Longitude:** -97.1565404421  
**TAD Map:** 2102-336  
**MAPSCO:** TAR-123D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HENDRICKS, ESQUIRE  
SURVEY Abstract 659 Tract 7C02

**Jurisdictions:**

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

**State Code:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$7,318

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

**Site Number:** 800012313

**Site Name:** VACANT LAND

**Site Class:** LandVacantComm - Vacant Land -Commercial

**Parcels:** 2

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area**<sup>+++</sup>: 0

**Net Leasable Area**<sup>+++</sup>: 0

**Percent Complete:** 0%

**Land Sqft**<sup>\*</sup>: 12,196

**Land Acres**<sup>\*</sup>: 0.2800

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

CH TNC DOLCE VITA OWNER LP  
BALLOUN MICHAEL

**Primary Owner Address:**

2201 E LAMAR BLVD STE 115  
ARLINGTON, TX 76006

**Deed Date:** 3/13/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225043986](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALLOUN MICHAEL;CENTRUM TEXAS VENTURES LLC;CH TNC DOLCE VITA OWNER LP	3/13/2025	<a href="#">D225043985</a>		
ACCP LP;BALLOUN MICHAEL;CENTRUM TEXAS VENTURES LLC	12/28/2020	<a href="#">D220345892</a>		
ACCP LP;BALLOUN MICHAEL	11/3/2020	<a href="#">D220295815</a>		
ACCP LP;BALLOUN MICHAEL	11/3/2020	<a href="#">D219289886</a>		
ACCP LP;BALLOUN MICHAEL;SAMPLES TED	11/2/2020	<a href="#">D219258625</a>		
ACCP LP;BALLOUN MICHAEL	9/27/2019	<a href="#">D219258625</a>		
ACCP LP;BALLOUN MICHAEL;URBAN CONTRACTORS INC	8/30/2007	<a href="#">D209078673</a> <a href="#">CWD</a>		

## 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	\$0	\$7,318	\$7,318	\$7,318
2024	\$0	\$7,318	\$7,318	\$7,318
2023	\$0	\$7,318	\$7,318	\$7,318
2022	\$0	\$7,318	\$7,318	\$7,318
2021	\$0	\$7,318	\$7,318	\$7,318
2020	\$0	\$7,318	\$7,318	\$7,318

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.