



Address: [CALLENDER RD](#)
City: MANSFIELD
Georeference: A 659-1C
Subdivision: HENDRICKS, ESQUIRE SURVEY
Neighborhood Code: WH-South Arlington/Mansfield General

Latitude: 32.5982701401
Longitude: -97.1583533116
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 1C 7C3 & 30740-1-1F

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: \$41,635

Protest Deadline Date: 5/31/2024

Site Number: 80873063
Site Name: DOLCE VITA DEV CORP
Site Class: LandVacantComm - Vacant Land -Commercial
Parcels: 1
Primary Building Name:
Primary Building Type:
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 69,391
Land Acres^{*}: 1.5930
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 TNC DOLCE VITA OWNER LP

Primary Owner Address:

2201 E LAMAR BLVD STE 115
ARLINGTON, TX 76006

Deed Date: 3/13/2025
Deed Volume:
Deed Page:
Instrument: [D225043985](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|---------------------------------|-------------|-----------|
| ACCP LP | 8/12/2020 | D220199066 | | |
| DOLCE VITA DEVELOPMENT GROUP LLC | 7/31/2019 | D219170563 | | |
| DFW MIDSTREAM SERVICES LLC | 9/29/2014 | D219139536 CORR | | |
| TEXAS ENERGY MIDSTREAM LP | 12/17/2008 | D209034978 | 0000000 | 0000000 |
| COMMERCE PIPELINE LP | 4/17/2008 | D208182813 | 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 | \$41,635 | \$41,635 | \$41,635 |
| 2024 | \$0 | \$41,635 | \$41,635 | \$41,635 |
| 2023 | \$0 | \$41,635 | \$41,635 | \$41,635 |
| 2022 | \$0 | \$41,635 | \$41,635 | \$41,635 |
| 2021 | \$0 | \$41,635 | \$41,635 | \$41,635 |
| 2020 | \$0 | \$41,635 | \$41,635 | \$41,635 |

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.