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**Address:** [701 MATLOCK RD](#)  
**City:** MANSFIELD  
**Georeference:** 8249-1-1  
**Subdivision:** COOK CHILDRENS ADDITION  
**Neighborhood Code:** MED-South Mansfield Hospital District

**Latitude:** 32.5738421777  
**Longitude:** -97.1013302196  
**TAD Map:** 2120-328  
**MAPSCO:** TAR-125P



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

## PROPERTY DATA

**Legal Description:** COOK CHILDRENS ADDITION  
Block 1 Lot 1

**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:** CAVCO PROPERTY SERVICES LLC (11182)

**Protest Deadline Date:** 7/12/2024

**Site Number:** 80873724

**Site Name:** W I COOK FOUNDATION INC

**Site Class:** MEDOff - Medical-Office

**Parcels:** 1

**Primary Building Name:** COOKS CHILDREN / 41443365

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 8,438

**Net Leasable Area<sup>+++</sup>:** 8,438

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 67,648

**Land Acres<sup>\*</sup>:** 1.5530

**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:**

W I COOK FOUNDATION INC

**Primary Owner Address:**

801 7TH AVE STE 600  
FORT WORTH, TX 76104-2733

**Deed Date:** 1/1/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

## 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	\$0	\$0	\$0
2024	\$1,379,050	\$710,314	\$2,089,364	\$2,089,364
2023	\$1,379,050	\$710,314	\$2,089,364	\$2,089,364
2022	\$1,379,050	\$710,314	\$2,089,364	\$2,089,364
2021	\$1,379,050	\$473,543	\$1,852,593	\$1,852,593
2020	\$1,244,057	\$473,543	\$1,717,600	\$1,717,600

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

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- CHARITABLE MEDICAL CARE 11.18(d)(1)

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.