



**Address:** [2801 E BROAD ST](#)  
**City:** MANSFIELD  
**Georeference:** 2442-1-3  
**Subdivision:** BERGER'S RESERVE  
**Neighborhood Code:** MED-South Mansfield Hospital District

**Latitude:** 32.570755528  
**Longitude:** -97.0940833944  
**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 3

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

**Site Number:** 80877719  
**Site Name:** ARLINGTON ORTHOPEDICS  
**Site Class:** MEDOff - Medical-Office  
**Parcels:** 1  
**Primary Building Name:** ARLINGTON ORTHOPEDICS / 41529642  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 13,046  
**Net Leasable Area<sup>+++</sup>:** 13,046  
**Percent Complete:** 100%

**State Code:** F1  
**Year Built:** 2011  
**Personal Property Account:** [14888101](#)  
**Agent:** FLANAGAN BILTON LLC (09959)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$3,502,119  
**Protest Deadline Date:** 5/31/2024

**Land Sqft<sup>\*</sup>:** 65,296  
**Land Acres<sup>\*</sup>:** 1.4990  
**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:**  
CSRA MOB TX PORTFOLIO III, DST  
**Primary Owner Address:**  
10900 NUCKOLS RD SUITE 200  
GLEN ALLEN, VA 23060

**Deed Date:** 11/19/2014  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D214254933](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
800 MOB LLC	1/1/2010	0000000000000000	0000000	0000000



## VALUES

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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	\$2,669,595	\$832,524	\$3,502,119	\$3,502,119
2024	\$2,233,286	\$832,524	\$3,065,810	\$3,065,810
2023	\$2,233,286	\$832,524	\$3,065,810	\$3,065,810
2022	\$2,102,826	\$832,524	\$2,935,350	\$2,935,350
2021	\$2,102,826	\$832,524	\$2,935,350	\$2,935,350
2020	\$2,102,826	\$832,524	\$2,935,350	\$2,935,350

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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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.