



Address: [1971 N US HWY 287](#)
City: MANSFIELD
Georeference: 24766-1-4R1
Subdivision: MANSFIELD TOWN CENTER EAST
Neighborhood Code: RET-Mansfield

Latitude: 32.5955123784
Longitude: -97.1480100586
TAD Map: 2108-336
MAPSCO: TAR-124A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MANSFIELD TOWN CENTER
EAST Block 1 Lot 4R1
Jurisdictions:
CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (906)
Site Number: 80881491
Site Name: STRIP CENTER/SAMS
Site Class: RETC Community - Retail-Community Shopping Center
Parcels: 3
Primary Building Name: VISION WORKS, The Catch, AT&T, CHIPOTLE / 41654498
State Code: F1
Year Built: 2011
Personal Property Account: Multi
Agent: ALLIANCE TAX ADVISORS (00745)
Notice Sent Date: 5/1/2025
Notice Value: \$4,252,500
Protest Deadline Date: 5/31/2024
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 12,150
Net Leasable Area⁺⁺⁺: 12,150
Percent Complete: 100%
Land Sqft^{*}: 57,412
Land Acres^{*}: 1.3179
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:
MANSFIELD KDC II LP ETAL
Primary Owner Address:
11 CTR PKWY STE 300
PITTSBURGH, PA 15220-3614
Deed Date: 1/1/2013
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 ⁺
2025	\$3,276,496	\$976,004	\$4,252,500	\$3,444,000
2024	\$1,893,996	\$976,004	\$2,870,000	\$2,870,000
2023	\$1,893,996	\$976,004	\$2,870,000	\$2,870,000
2022	\$1,893,996	\$976,004	\$2,870,000	\$2,870,000
2021	\$1,538,508	\$976,004	\$2,514,512	\$2,514,512
2020	\$1,538,508	\$976,004	\$2,514,512	\$2,514,512

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.