



Address: [971 MATLOCK RD](#)
City: MANSFIELD
Georeference: 8662M-1-6
Subdivision: CREEKSIDE PLAZA (MANSFIELD)
Neighborhood Code: MED-South Mansfield Hospital District

Latitude: 32.5784890261
Longitude: -97.1029568789
TAD Map: 2120-328
MAPSCO: TAR-125K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CREEKSIDE PLAZA
(MANSFIELD) Block 1 Lot 6

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

State Code: F1
Year Built: 2024
Personal Property Account: N/A
Agent: PEYCO SOUTHWEST REALTY INC (00506)
Notice Sent Date: 5/1/2025
Notice Value: \$1,551,289
Protest Deadline Date: 5/31/2024

Site Number: 800013471
Site Name: SEROTONIN MEDICAL OFFICE PCTC
Site Class: MEDOff - Medical-Office
Parcels: 1
Primary Building Name: 971 MATLOCK / 42022922
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 6,821
Net Leasable Area⁺⁺⁺: 6,821
Percent Complete: 44%
Land Sqft^{*}: 46,914
Land Acres^{*}: 1.0770
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:
971 MATLOCK LLC

Primary Owner Address:
8909 LADERA CT
BENBROOK, TX 76126

Deed Date: 12/16/2021
Deed Volume:
Deed Page:
Instrument: [D221368458](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TNA REALTY LP	3/1/2015	D215040070		
OAK #9 PARTNERS LP	2/28/2015	D206352754		

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	\$964,863	\$586,426	\$1,551,289	\$1,551,289
2024	\$0	\$527,784	\$527,784	\$527,784
2023	\$0	\$516,055	\$516,055	\$516,055
2022	\$0	\$516,055	\$516,055	\$516,055
2021	\$0	\$586,426	\$586,426	\$586,426
2020	\$0	\$586,426	\$586,426	\$586,426

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.