



**Address:** [1751 TOWNE CROSSING BLVD](#)  
**City:** MANSFIELD  
**Georeference:** 6886D-1-1  
**Subdivision:** CEDAR POINT ADDITION  
**Neighborhood Code:** APT-South Arlington/Mansfield

**Latitude:** 32.5882839973  
**Longitude:** -97.1476144902  
**TAD Map:** 2108-332  
**MAPSCO:** TAR-124E



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

## PROPERTY DATA

**Legal Description:** CEDAR POINT 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:** BC

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** ALLIANCE TAX ADVISORS (00745)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 80805272

**Site Name:** CEDAR POINT TOWNHOMES

**Site Class:** APTTaxCr - Apartment-Tax Credit

**Parcels:** 1

**Primary Building Name:** OFFICE / 40333191

**Primary Building Type:** Commercial

**Gross Building Area+++:** 275,337

**Net Leasable Area+++:** 218,462

**Percent Complete:** 100%

**Land Sqft\*:** 609,840

**Land Acres\*:** 14.0000

**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:**

TRALEE RAYS CEDAR POINT LLC

**Primary Owner Address:**

5889 GREENWOOD PLAZA BLVD SUITE 401  
GREENWOOD VILLAGE, CO 80111

**Deed Date:** 2/21/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220041925](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CEDAR POINT APTS LP	1/1/2003	00000000000000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$17,150,480	\$1,829,520	\$18,980,000	\$18,980,000
2023	\$15,570,480	\$1,829,520	\$17,400,000	\$17,400,000
2022	\$14,270,480	\$1,829,520	\$16,100,000	\$16,100,000
2021	\$12,270,480	\$1,829,520	\$14,100,000	\$14,100,000
2020	\$12,208,848	\$1,829,520	\$14,038,368	\$14,038,368

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.