



**Address:** [8294 RETTA MANSFIELD RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** A 186-7A05  
**Subdivision:** BRIDGEMAN, JAMES SURVEY  
**Neighborhood Code:** 1A010W

**Latitude:** 32.5594134564  
**Longitude:** -97.1816303599  
**TAD Map:** 2096-324  
**MAPSCO:** TAR-123S



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

## PROPERTY DATA

**Legal Description:** BRIDGEMAN, JAMES SURVEY  
Abstract 186 Tract 7A05 1992 REDMAN 16 X 56 LB#  
TEX0496784 TRINITY

**Jurisdictions:**

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1992

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03772438

**Site Name:** BRIDGEMAN, JAMES SURVEY-7A05

**Site Class:** A2 - Residential - Mobile Home

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,568

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 36,590

**Land Acres<sup>\*</sup>:** 0.8400

**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:**

THOMAS FRANCIS

**Primary Owner Address:**

1214 FRANKLIN ST  
WEATHERFORD, TX 76086-1629

**Deed Date:** 11/12/1991

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

| Previous Owners            | Date       | Instrument      | Deed Volume | Deed Page |
|----------------------------|------------|-----------------|-------------|-----------|
| THOMAS FRANCES;THOMAS JACK | 8/10/1987  | 00090470001037  | 0009047     | 0001037   |
| LOZANO GILBERT             | 9/18/1985  | 00083120000297  | 0008312     | 0000297   |
| THOMAS JACK                | 12/31/1900 | 000000000000000 | 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* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$8,382            | \$79,800    | \$88,182     | \$88,182         |
| 2023 | \$9,206            | \$79,800    | \$89,006     | \$89,006         |
| 2022 | \$10,029           | \$50,400    | \$60,429     | \$60,429         |
| 2021 | \$10,853           | \$50,400    | \$61,253     | \$61,253         |
| 2020 | \$15,601           | \$50,400    | \$66,001     | \$66,001         |

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.