



Address: [8251 RETTA MANSFIELD RD](#)
City: TARRANT COUNTY
Georeference: A 186-4A
Subdivision: BRIDGEMAN, JAMES SURVEY
Neighborhood Code: 1A010W

Latitude: 32.5611879998
Longitude: -97.1832560447
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 4A LESS HOMESITE

Jurisdictions:

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

State Code: D1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40498913

Site Name: BRIDGEMAN, JAMES SURVEY-4A

Site Class: ResAg - Residential - Agricultural

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 473,061

Land Acres^{*}: 10.8600

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:

RIVAS FRANCISCO J

Primary Owner Address:

8251 RETTA MANSFIELD RD
MANSFIELD, TX 76063

Deed Date: 6/14/2019

Deed Volume:

Deed Page:

Instrument: [D219128864](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVAS FRANCISCO J	4/22/2015	324-563621-14		
RIVAS FRANCISCO;RIVAS MARIA	12/30/2005	D206011842	0000000	0000000
THOMAS EVA RICHARDSON	1/11/2002	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	\$13,739	\$560,500	\$574,239	\$14,727
2023	\$13,834	\$461,900	\$475,734	\$14,898
2022	\$13,928	\$222,200	\$236,128	\$14,971
2021	\$14,023	\$222,200	\$236,223	\$15,120
2020	\$14,118	\$222,200	\$236,318	\$15,302

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

- AGRICULTURAL 1D1 23.51

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.