

Account Number: 42062266



Address: 8251 RETTA MANSFIELD RD

**City:** TARRANT COUNTY **Georeference:** A 186-4A

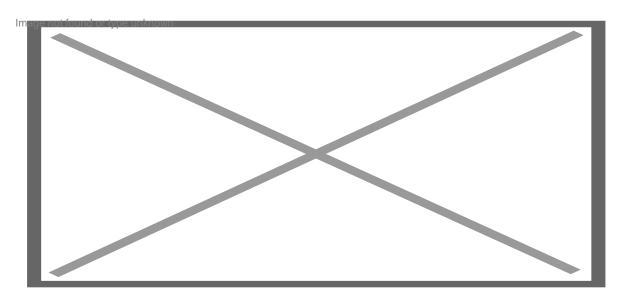
Subdivision: BRIDGEMAN, JAMES SURVEY

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 HOMESITE

Jurisdictions: Site Number: 800004462
TARRANT COUNTY (220)

EMERGENCY SVCS DIST # (222) Site Name: BRIDGEMAN, JAMES SURVEY Abstract 186 Tract 4A HOMESITE

TARRANT COUNTY HOSPITAL (224) A1 - Residential - Single Family

TARRANT COUNTY COLLECTED SO

MANSFIELD ISD (908) Approximate Size\*\*\*: 3,185
State Code: E Percent Complete: 100%

Year Built: 2013 Land Sqft\*: 43,560
Personal Property Account And Acres\*: 1.0000

Agent: None Pool: N

**Protest Deadline Date:** 

5/15/2025

+++ Rounded.

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<sup>\*</sup> 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	4/22/2015	324-563621-14		

## **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	\$606,500	\$67,500	\$674,000	\$545,710
2023	\$601,500	\$67,500	\$669,000	\$496,100
2022	\$599,590	\$60,000	\$659,590	\$451,000
2021	\$350,000	\$60,000	\$410,000	\$410,000
2020	\$350,000	\$60,000	\$410,000	\$410,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.