



**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:** TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)  
**Site Number:** 800004462  
**Site Name:** BRIDGEMAN, JAMES SURVEY Abstract 186 Tract 4A HOMESITE  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,185  
**State Code:** E  
**Year Built:** 2013  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 43,560  
**Land Acres<sup>\*</sup>:** 1.0000  
**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:**

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 <sup>+</sup>
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.

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

## 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.