



**Address:** [8395 RETTA MANSFIELD RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** A 186-5B  
**Subdivision:** BRIDGEMAN, JAMES SURVEY  
**Neighborhood Code:** 1A010W

**Latitude:** 32.5613172261  
**Longitude:** -97.1798754382  
**TAD Map:** 2096-324  
**MAPSCO:** TAR-123S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BRIDGEMAN, JAMES SURVEY  
Abstract 186 Tract 5B 1985 MH 12 X 57 ID#

**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:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03772144

**Site Name:** BRIDGEMAN, JAMES SURVEY-5B

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,330

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,954

**Land Acres<sup>\*</sup>:** 0.5040

**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:**

RUIZ MANUEL

**Primary Owner Address:**

8395 RETTA MANSFIELD RD  
MANSFIELD, TX 76063-4216

**Deed Date:** 5/10/2006

**Deed Volume:** 0015494

**Deed Page:** 0000287

**Instrument:** 00154940000287

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUIZ MANUEL	5/9/2006	00154940000289	0015494	0000289
RUIZ MANUEL	2/21/2002	00154940000289	0015494	0000289
THOMAS CHARLENE WASHINGTON	6/19/1992	00131220000239	0013122	0000239
WASHINGTON CHARLENE;WASHINGTON CUEARY	12/31/1900	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	\$6,675	\$20,380	\$27,055	\$27,055
2024	\$6,675	\$20,380	\$27,055	\$27,055
2023	\$6,675	\$20,380	\$27,055	\$27,055
2022	\$6,675	\$30,240	\$36,915	\$36,915
2021	\$6,675	\$30,240	\$36,915	\$36,915
2020	\$7,756	\$30,240	\$37,996	\$37,996

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.