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**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



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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:** 5/24/2024

**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:** 00000000000000

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	00000000000000	0000000	0000000



## VALUES

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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	\$8,382	\$79,800	\$88,182	\$88,182
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

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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.