



**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



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 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:** 000000000000000

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	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 <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

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.