



**Address:** [614 BLUEBERRY HILL LN](#)  
**City:** MANSFIELD  
**Georeference:** 2522-3-12  
**Subdivision:** BERRYHILL ADDITION  
**Neighborhood Code:** 1M800E

**Latitude:** 32.5552456051  
**Longitude:** -97.1355368351  
**TAD Map:** 2108-320  
**MAPSCO:** TAR-124X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BERRYHILL ADDITION Block 3  
Lot 12

**Jurisdictions:**

CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** RIGGS CASEY (11439)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$304,000

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

**Site Number:** 07046618

**Site Name:** BERRYHILL ADDITION-3-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,828

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**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:**

RIGGS SIMONE RUTH

**Primary Owner Address:**

614 BLUEBERRY HILL LN  
MANSFIELD, TX 76063

**Deed Date:** 4/15/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219094666](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRAIG DANIEL	12/22/2011	<a href="#">D211310615</a>	0000000	0000000
EAKINS AGAPITO F;EAKINS TAMMY	9/27/2002	00160190000068	0016019	0000068
VIRE JASON;VIRE SHYLA D	9/25/1998	00134470000433	0013447	0000433
HISTORY MAKER INC	1/13/1998	00130470000380	0013047	0000380
BERRY HILL JOINT VENTURE	1/1/1997	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	\$238,000	\$45,000	\$283,000	\$283,000
2024	\$259,000	\$45,000	\$304,000	\$280,349
2023	\$294,937	\$45,000	\$339,937	\$254,863
2022	\$233,977	\$20,000	\$253,977	\$231,694
2021	\$190,631	\$20,000	\$210,631	\$210,631
2020	\$155,000	\$20,000	\$175,000	\$175,000

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.