



Address: [604 BLUEBERRY HILL LN](#)
City: MANSFIELD
Georeference: 2522-3-17
Subdivision: BERRYHILL ADDITION
Neighborhood Code: 1M800E

Latitude: 32.5558421386
Longitude: -97.1359397539
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 17

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$274,368

Protest Deadline Date: 5/24/2024

Site Number: 07046669

Site Name: BERRYHILL ADDITION-3-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,451

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

WILSON JOSH
WILSON DAWN

Primary Owner Address:

604 BLUEBERRY HILL LN
MANSFIELD, TX 76063-3632

Deed Date: 3/7/2020

Deed Volume:

Deed Page:

Instrument: [D220059377](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROZWALKA DAWN;ROZWALKA MARY ROZWALKA	8/18/1998	00133990000392	0013399	0000392
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 ⁺
2025	\$229,368	\$45,000	\$274,368	\$224,103
2024	\$229,368	\$45,000	\$274,368	\$203,730
2023	\$220,755	\$45,000	\$265,755	\$185,209
2022	\$202,805	\$20,000	\$222,805	\$168,372
2021	\$164,454	\$20,000	\$184,454	\$153,065
2020	\$144,000	\$20,000	\$164,000	\$139,150

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.