



**Address:** [645 BLUEBERRY HILL LN](#)  
**City:** MANSFIELD  
**Georeference:** 2522-8-4  
**Subdivision:** BERRYHILL ADDITION  
**Neighborhood Code:** 1M800E

**Latitude:** 32.553497897  
**Longitude:** -97.1337773692  
**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 8  
Lot 4

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07047401

**Site Name:** BERRYHILL ADDITION-8-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,065

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,394

**Land Acres<sup>\*</sup>:** 0.1467

**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:**

MENDOZA CIRENIO

**Primary Owner Address:**

645 BLUEBERRY HILL LN  
MANSFIELD, TX 76063

**Deed Date:** 4/26/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219088999](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICO AGUSTIN C	3/22/2007	<a href="#">D207112552</a>	0000000	0000000
SUAREZ A RICO;SUAREZ SALVADORA	3/11/2005	<a href="#">D205077570</a>	0000000	0000000
DELEVEAUX ALFRED;DELEVEAUX FAY DUNCAN	5/19/2000	00143770000366	0014377	0000366
HISTORY MAKER HOMES LLC	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	\$195,524	\$45,000	\$240,524	\$240,524
2024	\$195,524	\$45,000	\$240,524	\$240,524
2023	\$188,518	\$45,000	\$233,518	\$233,518
2022	\$173,872	\$20,000	\$193,872	\$193,872
2021	\$142,530	\$20,000	\$162,530	\$162,530
2020	\$126,824	\$20,000	\$146,824	\$146,824

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.