



Address: [649 BLUEBERRY HILL LN](#)
City: MANSFIELD
Georeference: 2522-8-6
Subdivision: BERRYHILL ADDITION
Neighborhood Code: 1M800E

Latitude: 32.5532567921
Longitude: -97.1336230683
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 6

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: \$281,399

Protest Deadline Date: 5/24/2024

Site Number: 07047436

Site Name: BERRYHILL ADDITION-8-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,441

Percent Complete: 100%

Land Sqft^{*}: 6,394

Land Acres^{*}: 0.1467

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:

SILBAUGH ROBERT S

Primary Owner Address:

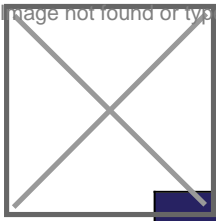
649 BLUEBERRY HILL LN
MANSFIELD, TX 76063-3619

Deed Date: 1/19/1999

Deed Volume: 0013651

Deed Page: 0000445

Instrument: 00136510000445



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|-----------|----------------|-------------|-----------|
| 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 | \$236,399 | \$45,000 | \$281,399 | \$265,079 |
| 2024 | \$236,399 | \$45,000 | \$281,399 | \$240,981 |
| 2023 | \$227,863 | \$45,000 | \$272,863 | \$219,074 |
| 2022 | \$210,028 | \$20,000 | \$230,028 | \$199,158 |
| 2021 | \$171,878 | \$20,000 | \$191,878 | \$181,053 |
| 2020 | \$160,137 | \$20,000 | \$180,137 | \$164,594 |

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.