



Address: [652 BLUEBERRY HILL LN](#)
City: MANSFIELD
Georeference: 2522-8-11
Subdivision: BERRYHILL ADDITION
Neighborhood Code: 1M800E

Latitude: 32.5526734328
Longitude: -97.1338799137
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 11

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

Protest Deadline Date: 5/24/2024

Site Number: 07047487

Site Name: BERRYHILL ADDITION-8-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,828

Percent Complete: 100%

Land Sqft^{*}: 7,873

Land Acres^{*}: 0.1807

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:

MAURICE AMANI

FAYEK SAMEH A

Primary Owner Address:

6504 PARK LN

DALLAS, TX 75225

Deed Date: 3/13/2023

Deed Volume:

Deed Page:

Instrument: [D223042551](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA TOMAS SOTO	9/15/2017	D217216759		
GREEVER PAMELA	2/3/2012	D212030451	0000000	0000000
MCCANN KIMBERLY	1/28/1999	00136590000502	0013659	0000502
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	\$306,085	\$45,000	\$351,085	\$351,085
2024	\$306,085	\$45,000	\$351,085	\$351,085
2023	\$294,937	\$45,000	\$339,937	\$258,084
2022	\$233,977	\$20,000	\$253,977	\$234,622
2021	\$221,880	\$20,000	\$241,880	\$213,293
2020	\$206,552	\$20,000	\$226,552	\$193,903

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.