



Address: [646 BLUEBERRY HILL LN](#)
City: MANSFIELD
Georeference: 2522-8-14
Subdivision: BERRYHILL ADDITION
Neighborhood Code: 1M800E

Latitude: 32.5531662917
Longitude: -97.1341468442
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 14

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 07047517

Site Name: BERRYHILL ADDITION-8-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,787

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:

AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC

Primary Owner Address:

23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 9/9/2015

Deed Volume:

Deed Page:

Instrument: [D215204777](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERTS CODY A;ROBERTS MICHELLE	9/30/2009	D209264951	0000000	0000000
WELLS FARGO BANK N A	5/5/2009	D209126589	0000000	0000000
CHOWDURY ZUBAIR A	6/7/2005	D205161676	0000000	0000000
FRANKLIN S E;FRANKLIN SEYMORE III	7/7/1999	00139340000427	0013934	0000427
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	\$208,238	\$45,000	\$253,238	\$253,238
2024	\$266,587	\$45,000	\$311,587	\$311,587
2023	\$273,000	\$45,000	\$318,000	\$318,000
2022	\$237,349	\$20,000	\$257,349	\$257,349
2021	\$172,093	\$20,000	\$192,093	\$192,093
2020	\$172,093	\$20,000	\$192,093	\$192,093

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.