



Address: [413 BLUEBERRY HILL LN](#)
City: MANSFIELD
Georeference: 2522-1-5
Subdivision: BERRYHILL ADDITION
Neighborhood Code: 1M800E

Latitude: 32.5595062913
Longitude: -97.1377590313
TAD Map: 2108-324
MAPSCO: TAR-124T



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: BERRYHILL ADDITION Block 1
Lot 5

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$243,165

Protest Deadline Date: 5/24/2024

Site Number: 07305257

Site Name: BERRYHILL ADDITION-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,071

Percent Complete: 100%

Land Sqft^{*}: 6,259

Land Acres^{*}: 0.1437

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:

MARTINEZ SAMUEL G
MARTINEZ ENRIQU

Primary Owner Address:

413 BLUEBERRY HILL LN
MANSFIELD, TX 76063-3174

Deed Date: 8/17/1999

Deed Volume: 0013981

Deed Page: 0000172

Instrument: 00139810000172

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HISTORY MAKER INC	4/21/1999	00138020000331	0013802	0000331
4M INC	4/16/1999	00137740000020	0013774	0000020
BERRYHILL JOINT VENTURE	1/1/1999	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	\$198,165	\$45,000	\$243,165	\$220,209
2024	\$198,165	\$45,000	\$243,165	\$200,190
2023	\$191,058	\$45,000	\$236,058	\$181,991
2022	\$176,208	\$20,000	\$196,208	\$165,446
2021	\$144,441	\$20,000	\$164,441	\$150,405
2020	\$134,667	\$20,000	\$154,667	\$136,732

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.