



**Address:** [412 BLUEBERRY HILL LN](#)  
**City:** MANSFIELD  
**Georeference:** 2522-2-1  
**Subdivision:** BERRYHILL ADDITION  
**Neighborhood Code:** 1M800E

**Latitude:** 32.5593664048  
**Longitude:** -97.1382661131  
**TAD Map:** 2108-324  
**MAPSCO:** TAR-124T



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

## PROPERTY DATA

**Legal Description:** BERRYHILL ADDITION Block 2  
Lot 1

**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:** TEXAS TAX PROTEST (05909)

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

**Site Number:** 07305354

**Site Name:** BERRYHILL ADDITION-2-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,358

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,457

**Land Acres<sup>\*</sup>:** 0.1712

**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:**

RDJ PROPERTY HOLDINGS LLC

**Primary Owner Address:**

1883 W ROYAL HUNTE DR STE 200A  
CEDAR CITY, UT 84720

**Deed Date:** 4/27/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221124092](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRUDNER BOAZ	3/31/2021	<a href="#">D221089366</a>		
RDJ PROPERTY HOLDINGS LLC	12/28/2018	<a href="#">D219036814</a>		
BRUDNER BOAZ	9/18/2015	<a href="#">D215215588</a>		
HALL BRADLEY D;HALL CINDY G	9/10/2013	<a href="#">D213240961</a>	0000000	0000000
JORDAN BRADLEY	11/3/2006	<a href="#">D206347679</a>	0000000	0000000
SECRETARY OF HUD	6/14/2006	<a href="#">D206216825</a>	0000000	0000000
CITIMORTGAGE INC	6/6/2006	<a href="#">D206176429</a>	0000000	0000000
PITRE ERIC C;PITRE MICHELLE	8/19/1999	00139850000592	0013985	0000592
HISTORY MAKER INC	4/21/1999	00137840000475	0013784	0000475
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 <sup>+</sup>
2025	\$203,000	\$45,000	\$248,000	\$248,000
2024	\$203,000	\$45,000	\$248,000	\$248,000
2023	\$217,000	\$45,000	\$262,000	\$262,000
2022	\$200,000	\$20,000	\$220,000	\$220,000
2021	\$167,106	\$20,000	\$187,106	\$187,106
2020	\$148,000	\$20,000	\$168,000	\$168,000

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

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## Tarrant Appraisal District Property Information | PDF

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.