



Address: [414 BLUEBERRY HILL LN](#)
City: MANSFIELD
Georeference: 2522-2-2
Subdivision: BERRYHILL ADDITION
Neighborhood Code: 1M800E

Latitude: 32.559201557
Longitude: -97.1381704392
TAD Map: 2108-324
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 2
Lot 2

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: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$231,000

Protest Deadline Date: 5/24/2024

Site Number: 07305362

Site Name: BERRYHILL ADDITION-2-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,071

Percent Complete: 100%

Land Sqft^{*}: 5,218

Land Acres^{*}: 0.1198

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:

HPA CL1 LLC

Primary Owner Address:

1220 S RIVERSIDE PL SUITE 2000
CHICAGO, IL 60606

Deed Date: 5/3/2024

Deed Volume:

Deed Page:

Instrument: [D224086495](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HPA CL2 LLC	4/10/2022	D222095383		
GARDNER KARMA	7/21/2005	D205221725	0000000	0000000
SLAUGHTER KEDRA Y	2/20/2000	00142260000084	0014226	0000084
SLAUGHTER CRAIG;SLAUGHTER KEDRA	7/20/1999	00139340000365	0013934	0000365
HISTORY MAKER INC	4/21/1999	00137840000475	0013784	0000475
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	\$161,250	\$45,000	\$206,250	\$206,250
2024	\$186,000	\$45,000	\$231,000	\$231,000
2023	\$191,058	\$45,000	\$236,058	\$236,058
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

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.