



Address: [527 BLUEBERRY HILL LN](#)
City: MANSFIELD
Georeference: 2522-6-3
Subdivision: BERRYHILL ADDITION
Neighborhood Code: 1M800E

Latitude: 32.5568378267
Longitude: -97.1359927471
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 6
Lot 3

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: \$283,052

Protest Deadline Date: 5/24/2024

Site Number: 07306466
Site Name: BERRYHILL ADDITION-6-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,446
Percent Complete: 100%
Land Sqft^{*}: 6,377
Land Acres^{*}: 0.1464
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:

HERNANDEZ CARLOS SR
HERNANDEZ CARLOS

Primary Owner Address:

527 BLUEBERRY HILL LN
MANSFIELD, TX 76063-3637

Deed Date: 8/9/1999
Deed Volume: 0013961
Deed Page: 0000425
Instrument: 00139610000425

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERRYHILL JOINT VENTURE	1/1/1999	0000000000000000	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	\$238,052	\$45,000	\$283,052	\$268,194
2024	\$238,052	\$45,000	\$283,052	\$243,813
2023	\$229,450	\$45,000	\$274,450	\$221,648
2022	\$211,484	\$20,000	\$231,484	\$201,498
2021	\$173,063	\$20,000	\$193,063	\$183,180
2020	\$161,236	\$20,000	\$181,236	\$166,527

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.