



# Tarrant Appraisal District Property Information | PDF Account Number: 07306482

#### Address: 523 BLUEBERRY HILL LN

City: MANSFIELD Georeference: 2522-6-5 Subdivision: BERRYHILL ADDITION Neighborhood Code: 1M800E

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

## PROPERTY DATA

Legal Description: BERRYHILL ADDITION Block 6 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: 2000 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$363,149 Protest Deadline Date: 5/24/2024 Latitude: 32.5570748379 Longitude: -97.136150412 TAD Map: 2108-324 MAPSCO: TAR-124X



Site Number: 07306482 Site Name: BERRYHILL ADDITION-6-5 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,936 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,377 Land Acres<sup>\*</sup>: 0.1464 Pool: N

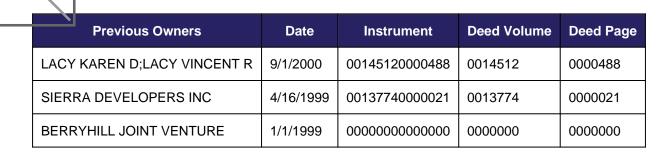
#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

Current Owner: LACY VINCENT R Primary Owner Address: 523 BLUEBERRY HILL LN MANSFIELD, TX 76063-3637

Deed Date: 2/16/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D212060507



## VALUES

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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	\$318,149	\$45,000	\$363,149	\$319,807
2024	\$318,149	\$45,000	\$363,149	\$290,734
2023	\$306,545	\$45,000	\$351,545	\$264,304
2022	\$228,000	\$20,000	\$248,000	\$240,276
2021	\$230,568	\$20,000	\$250,568	\$218,433
2020	\$214,624	\$20,000	\$234,624	\$198,575

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.