



Address: [523 BLUEBERRY HILL LN](#)
City: MANSFIELD
Georeference: 2522-6-5
Subdivision: BERRYHILL ADDITION
Neighborhood Code: 1M800E

Latitude: 32.5570748379
Longitude: -97.136150412
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 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

Site Number: 07306482

Site Name: BERRYHILL ADDITION-6-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,936

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:

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](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LACY KAREN D;LACY VINCENT R	9/1/2000	00145120000488	0014512	0000488
SIERRA DEVELOPERS INC	4/16/1999	00137740000021	0013774	0000021
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	\$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.