



**Address:** [8171 RETTA MANSFIELD RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** A 186-4A02  
**Subdivision:** BRIDGEMAN, JAMES SURVEY  
**Neighborhood Code:** 1A010W

**Latitude:** 32.5624910933  
**Longitude:** -97.1845860705  
**TAD Map:** 2096-324  
**MAPSCO:** TAR-123S



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** BRIDGEMAN, JAMES SURVEY  
Abstract 186 Tract 4A02

**Jurisdictions:**  
TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** C1  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$70,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40802744  
**Site Name:** BRIDGEMAN, JAMES SURVEY-4A02  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 39,204  
**Land Acres<sup>\*</sup>:** 0.9000  
**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:**  
RIVAS FRANCISCO  
RIVAS ANALYN  
**Primary Owner Address:**  
8251 RETTA MANSFIELD RD  
MANSFIELD, TX 76063

**Deed Date:** 6/6/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219124387](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SWANSON ETUX TALISA;SWANSON SAVALA	2/9/2005	<a href="#">D205043595</a>	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	\$0	\$70,000	\$70,000	\$70,000
2024	\$0	\$70,000	\$70,000	\$64,800
2023	\$0	\$54,000	\$54,000	\$54,000
2022	\$0	\$54,000	\$54,000	\$54,000
2021	\$0	\$54,000	\$54,000	\$54,000
2020	\$0	\$54,000	\$54,000	\$54,000

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

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.