



**Address:** [2505 VENTURA BLVD UNIT 73](#)  
**City:** MANSFIELD  
**Georeference:** 23061F-A-1R  
**Subdivision:** LADERA RESERVE CONDOS  
**Neighborhood Code:** A1S010I

**Latitude:** 32.5497673957  
**Longitude:** -97.0973834877  
**TAD Map:** 2120-320  
**MAPSCO:**



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** LADERA RESERVE CONDOS  
Lot UNIT 73 .63% COMMON AREA  
**Jurisdictions:**  
CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (228)  
MANSFIELD ISD (908)  
**State Code:** A  
**Year Built:** 2022  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:**  
4/15/2025  
**Notice Value:** \$448,000  
**Protest Deadline Date:** 5/24/2024  
**Site Number:** 800071467  
**Site Name:** LADERA RESERVE CONDOS Lot UNIT 73 .63% COMMON AREA  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,895  
**Percent Complete:** 100%  
**Land Sqft\*:** 0  
**Land Acres\*:** 0.0000  
**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:**  
BERRY LIVING TRUST  
**Primary Owner Address:**  
2505 VENTURA BLVD  
MANSFIELD, TX 76063  
**Deed Date:** 1/8/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225008722](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERRY BARBARA RUTH	12/20/2022	<a href="#">D222291595</a>		
INTEGRITY RETIREMENT GROUP LLC	1/20/2022	<a href="#">D222017937</a>		

## 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	\$335,000	\$80,000	\$415,000	\$415,000
2024	\$368,000	\$80,000	\$448,000	\$448,000
2023	\$476,957	\$50,000	\$526,957	\$526,957
2022	\$0	\$47,250	\$47,250	\$47,250
0	\$0	\$0	\$0	\$0

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.