



LOCATION

Address: [8251 RETTA MANSFIELD RD](#)

City: TARRANT COUNTY

Georeference: A 186-4A

Subdivision: BRIDGEMAN, JAMES SURVEY

Neighborhood Code: 1A010W

Latitude: 32.5611879998

Longitude: -97.1832560447

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 4A HOMESITE

Jurisdictions:

TARRANT COUNTY (220)

EMERGENCY SVCS DIST #1 (222)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

Site Number: 800004462

Site Name: BRIDGEMAN, JAMES SURVEY Abstract 186 Tract 4A HOMESITE

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,185

State Code: E

Percent Complete: 100%

Year Built: 2013

Land Sqft^{*}: 43,560

Personal Property Account: N/A

Land Acres^{*}: 1.0000

Agent: None

Pool: N

Protest Deadline Date:

5/15/2025

⁺⁺⁺ 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 J

Primary Owner Address:

8251 RETTA MANSFIELD RD
MANSFIELD, TX 76063

Deed Date: 6/14/2019

Deed Volume:

Deed Page:

Instrument: [D219128864](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVAS FRANCISCO	4/22/2015	324-563621-14		

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	\$0	\$0	\$0	\$0
2024	\$606,500	\$67,500	\$674,000	\$545,710
2023	\$601,500	\$67,500	\$669,000	\$496,100
2022	\$599,590	\$60,000	\$659,590	\$451,000
2021	\$350,000	\$60,000	\$410,000	\$410,000
2020	\$350,000	\$60,000	\$410,000	\$410,000

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

- 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.