

real estate reports



Subject Property

515 Berryhill Dr
Mansfield
TX 76063
APN: 07306075

Prepared For: Veronica
Escobedo

Data Provided By: Rolando Lopez

Veronica Escobedo

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Property Detail

Subject Property : **515 Berryhill Dr Mansfield TX 76063**

Owner Information

Owner Name : **Richards Eugene D / Richards Sheila**
Mailing Address : **515 Berryhill Dr, Mansfield TX 76063-3626 C005**
Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Berryhill Addition Block 4 Lot 26**
County : **Tarrant, Tx** Alternate APN : **2522426**
Census Tract / Block : **1113.09 / 3** Subdivision : **Berryhill Add**
Legal Lot : **26** Map Reference : **124-X / 2108-320**
Legal Block : **4** School District : **Mansfield Isd**
Market Area : **89** Munic/Township : **Mansfield**
APN : **07306075**

Last Market Sale Information

Recording/Sale Date : **11/29/1999 / 11/16/1999** 1st Mtg Amount/Type : **\$94,454**
Sale Price : **\$92,564** 1st Mtg Int. Rate/Type : **5.85%**
Sale Type : **Estimated** 1st Mtg Document # : **14116-140**
Document # : **14116-139** 1st Mtg Term : **1**
Deed Type : **Warranty Deed** Price Per SqFt : **\$60.18**
Title Company : **Alamo Title Co**
Lender : **Judith O Smith Mtg Grp**
Seller Name : **History Maker Inc**

Property Characteristics

Gross Area : **1,538** Bath(F/H) : **2** Cooling Type : **Central**
Living Area : **1,538** Year Built / Eff : **1999** Porch Type : **Porch**
Above Grade : **1538** # of Stories : **2** Air Cond : **Central**
Bedrooms : **3** Heat Type : **Central**

Property Information

Land Use : **Sfr** Lot Acres : **0.11** Lot Size : **4,996**
County Use : **Resid Single Family**



Property Detail

Tax Information

Total Value :	\$292,305	Tax Year :	2024	CITY OF MANSFIELD Tax / Rate :	\$1,633.42/.645
Land Value :	\$45,000	Property Tax :	\$5,759.20	ISD - MANSFIELD Tax / Rate :	\$2,904.44/1.1469
Improvement Value :	\$247,305	Tax Rate Area :	220	TARRANT COUNTY HOSP DIST Tax / Rate :	\$462.17/.1825
Assessed Year :	2024	Market Value :	\$292,305	TARRANT COUNTY COLLEGE DIST Tax / Rate :	\$284.34/.11228
Improve % :	85%	TARRANT COUNTY Tax / Rate :	\$474.83/.1875		



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$92,564.92	\$250,000	\$361,125	\$301,488
Bldg/Living Area	1538	1312	1756	1497
Price Per Square Foot	\$60.19	\$174	\$247	\$203.91
Year Built	1999	1917	2000	1979
Lot Size	4,996	5,000	64,904	11,636
Bedrooms	3	3	4	3
Bathrooms	2	1	2	2
Stories	2	1	2	1
Total Assessed Value	\$292,305	\$136,201	\$312,292	\$252,622
Distance From Subject	0	0.05	0.58	0.31

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	515 Berryhill Dr	92,564.92	292,305	11/29/1999	3	2	1,538	4,996	1999		
1	520 Berryhill Dr	356,250	284,722	05/27/2025	3	2	1,464	11,761	1999	0.05	
2	518 Blueberry Hill Ln		287,858	12/26/2024	3	2	1,484	5,000	2000	0.07	
3	530 Berryhill Dr		273,033	11/13/2024	3	2	1,350	5,821	1998	0.08	
4	414 Hollyberry Dr	333,592	312,292	05/05/2025	3	2	1,756	10,201	2000	0.16	
5	608 Plainview Dr	303,163.62	257,539	06/17/2025	3	2	1,392	7,500	1990	0.16	
6	602 Stell Ave	250,000	206,276	04/30/2025	3	2	1,335	8,377	1979	0.18	
7	600 S Waxahachie St		250,647	03/17/2025	3	2	1,441	9,350	1983	0.19	
8	619 Blueberry Hill Ln	257,842.9	262,000	01/03/2025	3	2	1,441	5,000	1998	0.21	
9	620 S Waxahachie St	361,125	268,509	01/17/2025	3	2	1,570	8,372	1987	0.25	
10	633 S Waxahachie St	292,500	262,374	03/13/2025	3	2	1,499	7,040	1987	0.33	
11	205 Tarrant St	285,610.83	136,201	04/15/2025	3	2	1,564	9,000	1950	0.34	
12	7 Atlanta Ct		257,000	07/15/2024	3	2	1,730	6,596	1987	0.35	

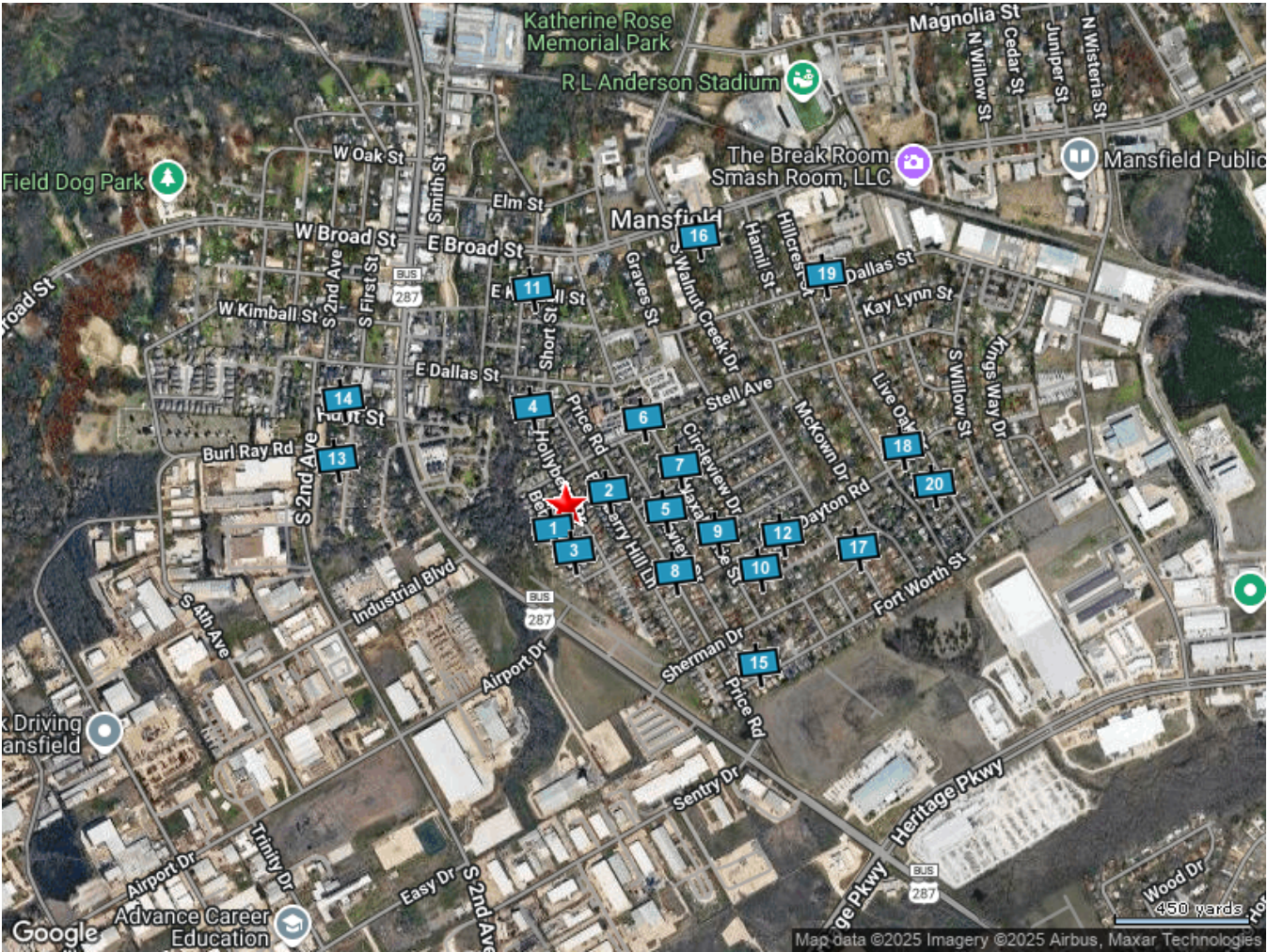


Comparables

13	516 Elizabeth Ln		237,000	04/21/2025	4	2	1,535	11,029	1966	0.37	
14	500 Elizabeth Ln	337,493.75	240,184	05/14/2025	3	1	1,368	21,859	1950	0.39	
15	502 Fort Worth St	301,218.75	282,988	05/30/2025	3	2	1,393	6,888	1997	0.4	
16	700 E Broad St		261,821	07/31/2024			1,698	64,904	1917	0.47	
17	622 S Walnut Creek Dr	281,248.75	283,685	05/19/2025	3	2	1,613	9,576	1985	0.47	
18	900 Dayton Rd		251,107	04/22/2025	3	2	1,312	9,686	1978	0.54	
19	303 Hillcrest St		248,370	07/24/2024	3	1	1,593	7,804	1953	0.55	
20	613 Hillcrest St	257,812.5	188,838	08/27/2024	3	2	1,397	6,951	1973	0.58	

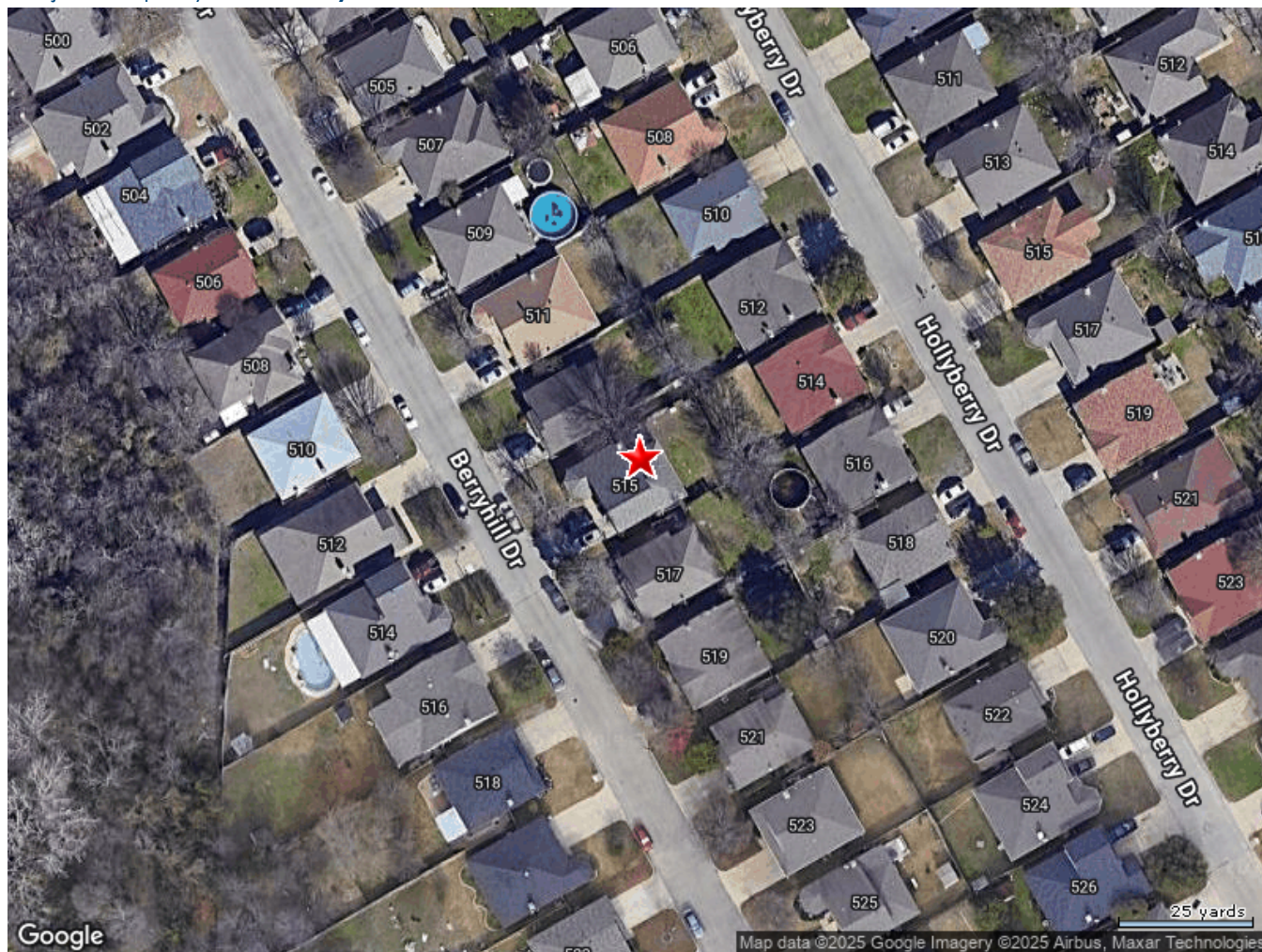
Distressed Sales =

Map





Subject Property : **515 Berryhill Dr Mansfield TX 76063**



Assessor Map



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 07/11/2025
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Sales History

Rec. Date : **11/29/1999**
Sale Date : **11/16/1999**
Sale Price : **\$92,564.92**
Rec.Doc.No : **14116-139**
Doc. Type : **WARRANTY
DEED**
Sale Price Type : **ESTIMATED**
Buyer : **Richards
Eugene D &
Sheila A**
Seller : **History Maker
Inc**
Title Company : **Alamo Title Co**
Other Doc No :

Mortgage History

1st Mortgage Details

Mtg. Date : **11/29/1999**
Mtg. Amt : **\$94,454**
Mtg. Doc. No : **14116-140**
Doc. Type : **DEED OF TRUST**
Loan Type :
Mtg. Rate Type :
Mtg. Term : **1 Years**
Mtg. Rate : **5.85**
Lender : **Judith O Smith
Mtg Grp**
Borrower 1 : **Richards
Eugene D**
Borrower 2 : **Richards Sheila
A**
Borrower 3 :
Borrower 4 :



Public Schools :

Elementary Schools

Erma Nash Elementary Distance **0.92 Miles**

1050 Magnolia St Mansfield TX 76063

Telephone : **(817) 299-6900**

School District : **Mansfield Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **634**

Total Expenditure/Student :

Alice Ponder Elementary Distance **1.29 Miles**

101 Pleasant Ridge Dr Mansfield TX 76063

Telephone : **(817) 299-7700**

School District : **Mansfield Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **664**

Total Expenditure/Student :

Annette Perry Elementary Distance **1.37 Miles**

1261 S Main St Mansfield TX 76063

Telephone : **(817) 804-2800**

School District : **Mansfield Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **593**

Total Expenditure/Student :



Middle Schools

Rogene Worley Middle		Distance 1.29 Miles
500 Pleasant Ridge Dr Mansfield TX 76063		
Telephone :	(682) 314-5100	School District : Mansfield Independent School District (isd)
Lowest Grade :	7th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	672	Total Expenditure/Student :

High Schools

The Phoenix Academy		Distance 0.66 Miles
902 E Broad St Mansfield TX 76063		
Telephone :	(682) 314-1700	School District : Mansfield Independent School District (isd)
Lowest Grade :	10th	Highest Grade : 12th
School Enrollment :		Enrollment : 69
Total Expenditure/Student :		Advanced Placement : No

Mansfield Legacy High School		Distance 1.73 Miles
1263 N Main Mansfield TX 76063		
Telephone :	(682) 314-0600	School District : Mansfield Independent School District (isd)
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 2539
Total Expenditure/Student :		Advanced Placement : No



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Project Hilo Llc	506 Blueberry Hill Ln Mansfield Tx	(817) 909-9887	0.08
Dance Academy Of Mansfield, Inc.	208 E Broad St Ste 108 Mansfield Tx	(817) 453-4868	0.44
Mansfield Community Theatre	400 Industrial Blvd # 31 Mansfield Tx	(817) 308-6145	0.45
Jabj Enterprises Llc	120 N Main St Mansfield Tx	(817) 528-1168	0.56

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Americus Mortgage Corporation	500 E Broad St A Mansfield Tx	(817) 225-2980	0.43
M Y R Assoc.	125 N Main St Mansfield Tx	(973) 667-8048	0.59
Premier Nationwide Lending	125 N Main St Mansfield Tx	(817) 453-3600	0.59
Fairway Independent Mortgage Corporation	1475 Heritage Pkwy Mansfield Tx	(682) 400-8562	0.9

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Team Motivate Youth Basketball	527 Hollyberry Dr Mansfield Tx	(205) 447-0668	0.07
Callies Lunch And Custom Catering	407 S Main St Mansfield Tx	(817) 477-4320	0.32
Somewhere In Between	404 E Broad St Mansfield Tx	(817) 506-3223	0.39
Twisted Root Burger Co	109 S Main St Ste 300 Mansfield Tx	(817) 225-2801	0.47

Health Care Services

Name	Address	Telephone	Distance (Miles)
The Seraphim Pinnacle Health Llc	509 Hollyberry Dr Mansfield Tx	(773) 615-5475	0.05
Alps Chiropractic, Llc	403 Sunnyview Ct Mansfield Tx	(817) 313-8032	0.31
Calibration Chiropractic	408 S Main St Ste B Mansfield Tx	(817) 779-3435	0.34
Alevcare Hospice	315 S Main St Mansfield Tx	(469) 630-2538	0.37



Local Business

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
St Jude Catholic	310 Graves St Mansfield Tx	(817) 473-7570	0.31
Heritage Baptist Church	201 E Broad St Mansfield Tx	(817) 453-5580	0.51
Central Mansfield Church	606 S Willow St Mansfield Tx	(817) 691-6261	0.64

Personal Services

Name	Address	Telephone	Distance (Miles)
Crossfit Mansfield	105 W Dallas St Mansfield Tx	(817) 592-3151	0.39
Blue Orchid Day Spa	1003 E Broad St Ste 103 Mansfield Tx	(817) 703-5055	0.73

Shopping

Name	Address	Telephone	Distance (Miles)
Hanna Made Gourmet Fudge & Confections	504 Hollyberry Dr Mansfield Tx	(361) 232-8307	0.05
Ts & G, Llc	101 W Dallas St Mansfield Tx	(817) 225-0059	0.37
Omnimax International, Llc	700 S 2nd Ave Mansfield Tx	(817) 473-1541	0.46
Ko Bar Products	106 Sentry Dr Mansfield Tx	(817) 739-0380	0.47



Neighbors

517 BERRYHILL DR

Distance 0.01 Miles

Owner Name : **Robinson Brinklund**

Yr Blt / Eff Yr Blt : **1999 /**

Sale Date : **05/01/2003**

Subdivision : **Berryhill Add**

Total Value : **\$200,000**

Property Tax : **\$4,395.09**

Bed / Bath : **3 / 2**

Lot Acres : **0.11**

Land Use : **Sfr**

Living Area : **1,037**

Stories : **1**

APN : **07306083**

513 BERRYHILL DR

Distance 0.01 Miles

Owner Name : **Duffin Haley**

Subdivision : **Berryhill Add**

Sale Date : **03/31/2000**

Recording Date : **04/12/2000**

Total Value : **\$220,000**

Property Tax : **\$5,003.20**

Bed / Bath : **3 / 2**

Lot Acres : **0.11**

Land Use : **Sfr**

Living Area : **1,090**

Stories : **1**

APN : **07306067**

Yr Blt / Eff Yr Blt : **2000 /**

511 BERRYHILL DR

Distance 0.02 Miles

Owner Name : **Forray Pamela**

Subdivision : **Berryhill Add**

Sale Date : **10/12/2009**

Recording Date : **10/13/2009**

Total Value : **\$285,894**

Sale Price : **\$99,070.90**

Bed / Bath : **3 / 2**

Property Tax : **\$5,641.27**

Land Use : **Sfr**

Lot Acres : **0.11**

Stories : **1**

Living Area : **1,464**

Yr Blt / Eff Yr Blt : **2000 /**

APN : **07306059**

519 BERRYHILL DR

Distance 0.02 Miles

Owner Name : **Hill Marvin**

Subdivision : **Berryhill Add**

Sale Date : **06/25/2003**

Recording Date : **07/08/2003**

Total Value : **\$276,320**

Sale Price : **\$99,205.23**

Bed / Bath : **3 / 2**

Property Tax : **\$5,378.48**

Land Use : **Sfr**

Lot Acres : **0.11**

Stories : **1**

Living Area : **1,375**

Yr Blt / Eff Yr Blt : **1999 /**

APN : **07306091**



Neighbors

514 HOLLYBERRY DR

Distance 0.02 Miles

Owner Name : **Tong Sam**

Subdivision : **Berryhill Add**

Sale Date : **10/13/2023**

Recording Date : **12/01/2023**

Total Value : **\$292,689**

Sale Price : **\$255,937.50**

Bed / Bath : **3 / 2**

Property Tax : **\$6,656.27**

Land Use : **Sfr**

Lot Acres : **0.11**

Stories : **1**

Living Area : **1,316**

Yr Blt / Eff Yr Blt : **2000 /**

APN : **07305915**

512 HOLLYBERRY DR

Distance 0.02 Miles

Owner Name : **Alfarra Sherif**

Subdivision : **Berryhill Add**

Sale Date : **11/14/2008**

Recording Date : **11/19/2008**

Total Value : **\$244,000**

Property Tax : **\$5,549**

Bed / Bath : **3 / 2**

Lot Acres : **0.11**

Land Use : **Sfr**

Living Area : **1,298**

Stories : **1**

APN : **07305923**

Yr Blt / Eff Yr Blt : **2000 /**

516 HOLLYBERRY DR

Distance 0.02 Miles

Owner Name : **Goodwill Tyeshia**

Subdivision : **Berryhill Add**

Sale Date : **08/03/2023**

Recording Date : **08/03/2023**

Total Value : **\$274,772**

Property Tax : **\$6,248.81**

Bed / Bath : **3 / 2**

Lot Acres : **0.11**

Land Use : **Sfr**

Living Area : **1,342**

Stories : **1**

APN : **07305907**

Yr Blt / Eff Yr Blt : **2000 /**

510 HOLLYBERRY DR

Distance 0.03 Miles

Owner Name : **Loggins Billy R**

Subdivision : **Berryhill Add**

Sale Date : **07/29/2002**

Recording Date : **08/05/2002**

Total Value : **\$247,046**

Sale Price : **\$88,844**

Bed / Bath : **3 / 2**

Property Tax : **\$4,654.54**

Land Use : **Sfr**

Lot Acres : **0.11**

Stories : **1**

Living Area : **1,099**

Yr Blt / Eff Yr Blt : **2000 /**

APN : **07305931**



518 HOLLYBERRY DR

Distance 0.03 Miles

Owner Name : Ortiz Nabel	Subdivision : Berryhill Add
Sale Date : 05/30/2019	Recording Date : 06/03/2019
Total Value : \$247,046	Sale Price : \$194,000
Bed / Bath : 3 / 2	Property Tax : \$5,061.29
Land Use : Sfr	Lot Acres : 0.11
Stories : 1	Living Area : 1,099
Yr Blt / Eff Yr Blt : 2000 /	APN : 07305893

509 BERRYHILL DR

Distance 0.03 Miles

Owner Name : Loudermilk Erika	Subdivision : Berryhill Add
Sale Date : 09/12/2000	Recording Date : 09/26/2000
Total Value : \$253,314	Sale Price : \$78,719.40
Bed / Bath : 3 / 2	Property Tax : \$5,760.82
Land Use : Sfr	Lot Acres : 0.11
Stories : 1	Living Area : 1,152
Yr Blt / Eff Yr Blt : 2000 /	APN : 07306040



Demographics

Census Tract / block: 1113.09 / 3 Year: 2020

Household

Population		Population by Age	
Count:	3,618	0 - 11	
Estimate Current Year:	2,689	12 - 17	
Estimate in 5 Years:	820	18 - 24	9.04%
Growth Last 5 Years:	-33.06%	25 - 64	53.59%
Growth Last 10 Years:	-195.26%	65 - 74	10.17%
		75+	
Household Size		Household Income	
Current Year:	1,307	0 - \$25,000	17.06%
Average Current Year:	2.63	\$25,000 - \$35,000	10.02%
Estimate in 5 Years:	825	\$35,000 - \$50,000	9.56%
Growth Last 5 Years:	-17.98%	\$50,000 - \$75,000	19.2%
Growth Last 10 Years:	-6.66%	\$75,000 - \$100,000	22.65%
Male Population:	48.34%	Above \$100,000	21.5%
Female Population:	51.66%	Average Household Income:	\$66,340
Married People:	46.45%		
Unmarried People:	53.55%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	3.4%	Below \$100,000:	13.76%
\$300 - \$799:	30.78%	\$100,000 - \$150,000:	21.56%
\$800 - \$1,999:	61.56%	\$150,000 - \$200,000:	18.87%
Over \$2,000:	4.26%	\$200,000 - \$300,000:	33.9%
Median Home Value:	\$193,500	\$300,000 - \$500,000:	10.5%
Unit Occupied Owner:	53.94%	Above \$500,000:	1.42%
Median Mortgage:	\$817		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	46.06%	1999 - 2000	
Median Gross Rent:	\$1,393	1995 - 1998	
Less Than \$499	17.65%	1990 - 1994	
\$500 - \$749	4.54%	1980 - 1989	31.91%
\$750 - \$999	6.55%	1970 - 1979	17.45%
\$1000 and Over	71.26%	1900 - 1969	20.51%

Education

Enrollment			
Public Pre-Primary School:	0%	Not Enrolled in School:	70.04%
Private Pre-Primary School:	0.51%	Not A High School Graduate:	21.91%
Public School:	28.41%	Graduate Of High School:	28.07%
Private School:	1.55%	Attended Some College:	24.55%
Public College:	4.46%	College Graduate:	19.89%
Private College:	0.45%	Graduate Degree:	5.58%

Workforce

Occupation:			
Manager/Prof:	30.02%	Private Worker:	73.51%
Technical:		Government Worker:	11.28%
Sales:	25.14%	Self Employed Worker:	4.1%
Administrative:		Unpaid Family Worker:	5.22%
Private House Hold:		Farming:	11.95%
Service:	12.96%	Skilled:	
Protective Services:		Blue-Collar:	31.87%
Commute Time			
Less Than 15 Min:	31.4%		
15 min - 28 min:	26.29%		
30 min - 57 min:	32.98%		
Over 60 min:	9.33%		