



**Address:** [1525 BRITTANY LN](#)  
**City:** MANSFIELD  
**Georeference:** 44980-44-14  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.6001486833  
**Longitude:** -97.1172980467  
**TAD Map:** 2114-336  
**MAPSCO:** TAR-124D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WALNUT CREEK VALLEY  
ADDITION Block 44 Lot 14

**Jurisdictions:**

CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05851505

**Site Name:** WALNUT CREEK VALLEY ADDITION-44-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,554

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,539

**Land Acres<sup>\*</sup>:** 0.1730

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

KAHCO HOLDINGS LLC

**Primary Owner Address:**

914 N GLEN VISTA DR  
IRVING, TX 75061

**Deed Date:** 6/6/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217129531](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH EDWARD	3/31/2009	<a href="#">D209091135</a>	0000000	0000000
SACIA MELANIE	3/9/2005	<a href="#">D205069871</a>	0000000	0000000
FRANCIS JEROMY	4/7/2000	00142930000203	0014293	0000203
SITTON KEVIN D;SITTON MICHELLE	12/2/1997	001300400000057	0013004	0000057
VALIANT CUSTOM HOMES	6/17/1997	001282200000079	0012822	0000079
KRUEGER DEV CO OF TEXAS INC	11/18/1993	001133900000419	0011339	0000419
TIMBERCHASE DEV CO INC	11/17/1993	001133900000402	0011339	0000402
KRUEGER DEV CO OF TEXAS INC	11/12/1993	001133900000419	0011339	0000419
FDIC	6/23/1993	00112050002227	0011205	0002227
FCT HOTEL INC	12/31/1990	00101540001391	0010154	0001391
TRAMMELL CROW	12/27/1988	00094690001015	0009469	0001015
MANSFIELD-WALNUT CREEK DEV	1/1/1985	000000000000000	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	\$180,275	\$60,000	\$240,275	\$240,275
2024	\$206,972	\$60,000	\$266,972	\$266,972
2023	\$251,242	\$60,000	\$311,242	\$311,242
2022	\$195,417	\$50,000	\$245,417	\$245,417
2021	\$187,506	\$50,000	\$237,506	\$237,506
2020	\$147,400	\$50,000	\$197,400	\$197,400

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.