

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 05851556

Address: 1521 BRITTANY LN

City: MANSFIELD

Georeference: 44980-44-16

Subdivision: WALNUT CREEK VALLEY ADDITION

Neighborhood Code: 1M050B

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

### **PROPERTY DATA**

Legal Description: WALNUT CREEK VALLEY

ADDITION Block 44 Lot 16

Jurisdictions:

CITY OF MANSFIELD (017)
TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A

Year Built: 1999 Personal Property Account: N/A

Agent: None

**Protest Deadline Date:** 5/24/2024

Site Number: 05851556

Site Name: WALNUT CREEK VALLEY ADDITION-44-16

Latitude: 32.5999731832

**TAD Map:** 2114-336 **MAPSCO:** TAR-124D

Longitude: -97.1176657727

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,872
Percent Complete: 100%

Land Sqft\*: 7,539 Land Acres\*: 0.1730

Pool: N

+++ Rounded.

# **OWNER INFORMATION**

**Current Owner:** 

WAHLSTROM TYLER HELLINGS LAURA

Primary Owner Address:

1521 BRITTANY LN MANSFIELD, TX 76063 **Deed Date: 9/29/2022** 

Deed Volume: Deed Page:

Instrument: D222238681

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDLER WANDA J EST	8/23/2000	00144920000272	0014492	0000272
HOLMGREEN ANDREA;HOLMGREEN RONALD	4/7/1999	00137620000335	0013762	0000335
VALIANT CUSTOM HOMES INC	10/30/1998	00135040000243	0013504	0000243
KRUEGER DEV CO OF TEXAS INC	11/18/1993	00113390000419	0011339	0000419
TIMBERCHASE DEV CO INC	11/17/1993	00113390000402	0011339	0000402
KRUEGER DEV CO OF TEXAS INC	11/12/1993	00113390000419	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	00000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

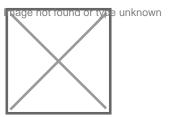
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$303,483	\$60,000	\$363,483	\$363,483
2024	\$303,483	\$60,000	\$363,483	\$363,483
2023	\$317,008	\$60,000	\$377,008	\$377,008
2022	\$259,063	\$50,000	\$309,063	\$298,169
2021	\$236,003	\$50,000	\$286,003	\$271,063
2020	\$196,421	\$50,000	\$246,421	\$246,421

Pending indicates that the property record has not yet been completed for the indicated tax year.

# **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

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