



Address: [1513 BRITTANY LN](#)
City: MANSFIELD
Georeference: 44980-44-20
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050B

Latitude: 32.5996221804
Longitude: -97.1184012184
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 20

Jurisdictions:

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

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$378,988

Protest Deadline Date: 7/12/2024

Site Number: 05851637

Site Name: WALNUT CREEK VALLEY ADDITION-44-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,164

Percent Complete: 100%

Land Sqft^{*}: 7,539

Land Acres^{*}: 0.1730

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:

DENNIS JOSHUA
DENNIS TRINH

Primary Owner Address:

1513 BRITTANY LN
MANSFIELD, TX 76063

Deed Date: 1/7/2021

Deed Volume:

Deed Page:

Instrument: [D221008587](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GERBER JESSICA;GERBER UNEILL	3/31/2014	D214066438	0000000	0000000
NOBOA AMANDA;NOBOA ESTEBAN	8/4/2008	D208316904	0000000	0000000
TOWLE CATHERINE;TOWLE JAMES M	9/10/2002	00159730000035	0015973	0000035
GARNER LAURA ELLEN	1/15/2002	00154150000044	0015415	0000044
GARNER CHRISTOPHER;GARNER LAURA	11/24/1998	00135410000004	0013541	0000004
MCDAVID HOMES INC	3/31/1998	00131620000010	0013162	0000010
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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$318,988	\$60,000	\$378,988	\$378,988
2024	\$318,988	\$60,000	\$378,988	\$357,838
2023	\$333,352	\$60,000	\$393,352	\$325,307
2022	\$245,734	\$50,000	\$295,734	\$295,734
2021	\$247,231	\$50,000	\$297,231	\$280,658
2020	\$205,144	\$50,000	\$255,144	\$255,144

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)
- DISABLED VET 70 to 99 PCT 11.22

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.