



**Address:** [1509 BRITTANY LN](#)  
**City:** MANSFIELD  
**Georeference:** 44980-44-22  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.599446678  
**Longitude:** -97.1187689398  
**TAD Map:** 2114-336  
**MAPSCO:** TAR-124D



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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 22

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$384,342

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

**Site Number:** 05851696

**Site Name:** WALNUT CREEK VALLEY ADDITION-44-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,235

**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:**

NICHOLS KATHY

**Primary Owner Address:**

1509 BRITTANY LN  
MANSFIELD, TX 76063-7904

**Deed Date:** 3/1/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204074193](#)

| Previous Owners                  | Date       | Instrument                 | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| PRUDENTIAL RES SERV LP           | 9/26/2003  | <a href="#">D204074192</a> | 0000000     | 0000000   |
| TAGGART AMANDA;TAGGART MICHAEL L | 7/3/2002   | 00158080000256             | 0015808     | 0000256   |
| SADLER BRADLEY D;SADLER KRISTI   | 6/7/1999   | 00138600000118             | 0013860     | 0000118   |
| MCDAVID HOMES INC                | 10/29/1998 | 00135300000439             | 0013530     | 0000439   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$324,342          | \$60,000    | \$384,342    | \$384,342                    |
| 2024 | \$324,342          | \$60,000    | \$384,342    | \$378,495                    |
| 2023 | \$338,945          | \$60,000    | \$398,945    | \$344,086                    |
| 2022 | \$265,580          | \$50,000    | \$315,580    | \$312,805                    |
| 2021 | \$251,330          | \$50,000    | \$301,330    | \$284,368                    |
| 2020 | \$208,516          | \$50,000    | \$258,516    | \$258,516                    |

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

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## Tarrant Appraisal District Property Information | PDF

- 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.