



Address: [2 BRYAN CT](#)
City: MANSFIELD
Georeference: 44980-45-24
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050B

Latitude: 32.6005166654
Longitude: -97.1191864844
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 45 Lot 24 & LT 23B

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: None

Protest Deadline Date: 5/24/2024

Site Number: 05852137

Site Name: WALNUT CREEK VALLEY ADDITION-45-24-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,241

Percent Complete: 100%

Land Sqft^{*}: 10,006

Land Acres^{*}: 0.2297

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BOLIVAR JESUS M
DE BOLIVAR RUTH RINCON

Primary Owner Address:

2 BRYAN CT
MANSFIELD, TX 76063

Deed Date: 7/29/2022

Deed Volume:

Deed Page:

Instrument: [D222193478](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST 1	11/18/2021	D221339936		
LEHMAN REGINA	4/23/2004	D204127928	0000000	0000000
WILLIAMS GISELLE I	5/21/1999	000000000000000	0000000	0000000
CARTER GISELLE I	7/15/1997	00128420000328	0012842	0000328
FIRST TEXAS HOMES INC	2/18/1997	00127040000181	0012704	0000181
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	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 ⁺
2025	\$341,451	\$60,000	\$401,451	\$401,451
2024	\$341,451	\$60,000	\$401,451	\$401,451
2023	\$355,942	\$60,000	\$415,942	\$415,942
2022	\$288,843	\$50,000	\$338,843	\$338,843
2021	\$264,124	\$50,000	\$314,124	\$298,863
2020	\$221,694	\$50,000	\$271,694	\$271,694

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.