



**Address:** [3 BRYAN CT](#)  
**City:** MANSFIELD  
**Georeference:** 44980-45-25  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.6006219005  
**Longitude:** -97.1189755823  
**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 25

**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

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

**Notice Value:** \$420,066

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

**Site Number:** 05852145

**Site Name:** WALNUT CREEK VALLEY ADDITION-45-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,671

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,124

**Land Acres<sup>\*</sup>:** 0.1865

**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:**

GARCIA RICHARD  
GARCIA DALIA

**Primary Owner Address:**

3 BRYAN CT  
MANSFIELD, TX 76063-7905

**Deed Date:** 6/15/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206186770](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUNTA GREG M;GUNTA TAMARA K	2/18/2003	00164210000155	0016421	0000155
ALANIS CARLOS L;ALANIS SUSAN E	9/12/1997	00129140000580	0012914	0000580
FIRST TEXAS HOMES INC	6/3/1997	00128070000696	0012807	0000696
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	\$360,066	\$60,000	\$420,066	\$420,066
2024	\$360,066	\$60,000	\$420,066	\$411,638
2023	\$376,334	\$60,000	\$436,334	\$374,216
2022	\$306,584	\$50,000	\$356,584	\$340,196
2021	\$278,815	\$50,000	\$328,815	\$309,269
2020	\$231,154	\$50,000	\$281,154	\$281,154

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)

Image not found or type unknown



## Tarrant Appraisal District Property Information | PDF

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.