



Address: [6 BRYAN CT](#)
City: MANSFIELD
Georeference: 44980-45-28
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050B

Latitude: 32.6008728964
Longitude: -97.1183371096
TAD Map: 2114-340
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 28

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: \$389,783

Protest Deadline Date: 5/24/2024

Site Number: 05852269

Site Name: WALNUT CREEK VALLEY ADDITION-45-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,037

Percent Complete: 100%

Land Sqft^{*}: 9,738

Land Acres^{*}: 0.2235

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:

TRANHAM PAUL F JR

Primary Owner Address:

6 BRYAN CT
MANSFIELD, TX 76063

Deed Date: 7/14/2017

Deed Volume:

Deed Page:

Instrument: [D217162026](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRANHAM JAMICE;TRANHAM PAUL JR	3/13/1998	00131410000269	0013141	0000269
FIRST TEXAS HOMES INC	8/18/1997	00129120000554	0012912	0000554
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	\$329,783	\$60,000	\$389,783	\$389,783
2024	\$329,783	\$60,000	\$389,783	\$387,031
2023	\$343,730	\$60,000	\$403,730	\$351,846
2022	\$278,968	\$50,000	\$328,968	\$319,860
2021	\$255,180	\$50,000	\$305,180	\$290,782
2020	\$214,347	\$50,000	\$264,347	\$264,347

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)

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.