



Address: [7 BRYAN CT](#)
City: MANSFIELD
Georeference: 44980-45-29
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050B

Latitude: 32.6010570617
Longitude: -97.118147321
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 29

Jurisdictions:

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

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$407,000

Protest Deadline Date: 5/24/2024

Site Number: 05852285

Site Name: WALNUT CREEK VALLEY ADDITION-45-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,625

Percent Complete: 100%

Land Sqft^{*}: 13,579

Land Acres^{*}: 0.3117

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:

FRIES JENI
AUSMUS TAMMERA

Primary Owner Address:

7 BRYAN CT
MANSFIELD, TX 76063

Deed Date: 8/9/2024

Deed Volume:

Deed Page:

Instrument: [D224143111](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES JAMES S;JONES TAYLOR	6/1/2020	D220126927		
GINLEY TODD	11/24/2008	D208439382	0000000	0000000
BUCHANAN MATTHEW D	12/13/2006	D206402442	0000000	0000000
LAIN KELLY R	4/17/2002	00156260000284	0015626	0000284
ANDERSON ELIZA;ANDERSON TIMOTHY	1/31/1997	00126620000185	0012662	0000185
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	\$347,000	\$60,000	\$407,000	\$407,000
2024	\$347,000	\$60,000	\$407,000	\$407,000
2023	\$347,000	\$60,000	\$407,000	\$385,000
2022	\$300,000	\$50,000	\$350,000	\$350,000
2021	\$285,000	\$50,000	\$335,000	\$335,000
2020	\$241,754	\$50,000	\$291,754	\$291,754

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.