



Address: [1404 BRITTANY LN](#)
City: MANSFIELD
Georeference: 44980-35-8
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050B

Latitude: 32.5988998991
Longitude: -97.1207344722
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 35 Lot 8

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 06753329

Site Name: WALNUT CREEK VALLEY ADDITION-35-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,958

Percent Complete: 100%

Land Sqft^{*}: 8,701

Land Acres^{*}: 0.1997

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BELL TROY
BELL DONNA

Primary Owner Address:

2604 WATERS EDGE DR
GRAND PRAIRIE, TX 75054

Deed Date: 6/22/2018

Deed Volume:

Deed Page:

Instrument: [D218138651](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCMULLEN DANIEL S	2/4/2016	D216150568		
MCMULLEN JO ANN	8/29/2008	D208340250	0000000	0000000
CLIMER-HAWTHORNE 1995 TRUST	4/9/1996	00123280000396	0012328	0000396
CASSOL PROPERTIES INC	10/5/1994	00117580002211	0011758	0002211
NATHAN A WATSON CO	1/1/1994	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	\$266,463	\$60,000	\$326,463	\$326,463
2024	\$266,463	\$60,000	\$326,463	\$326,463
2023	\$321,168	\$60,000	\$381,168	\$381,168
2022	\$247,895	\$50,000	\$297,895	\$297,895
2021	\$217,973	\$50,000	\$267,973	\$267,973
2020	\$194,000	\$50,000	\$244,000	\$244,000

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.