



**Address:** [1311 BRITTANY LN](#)  
**City:** MANSFIELD  
**Georeference:** 44980-36-20  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.5990086816  
**Longitude:** -97.1214585313  
**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 36 Lot 20

**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:** 06753396

**Site Name:** WALNUT CREEK VALLEY ADDITION-36-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,129

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,631

**Land Acres<sup>\*</sup>:** 0.1981

**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:**

VARGAS ALEJANDRO  
MEDINA CASSANDRA

**Primary Owner Address:**

1311 BRITTANY LN  
MANSFIELD, TX 76063

**Deed Date:** 7/31/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223136908](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARNELL WILLIAM BRENT	4/23/2023	<a href="#">D223103795</a>		
PARNELL CHARLES L	5/11/1998	00132160000097	0013216	0000097
HUNTER-WATSON CORP	3/28/1997	00127190000999	0012719	0000999
NATHAN A WATSON CO	1/1/1994	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	\$300,500	\$60,000	\$360,500	\$360,500
2024	\$300,500	\$60,000	\$360,500	\$360,500
2023	\$330,852	\$60,000	\$390,852	\$336,725
2022	\$256,114	\$50,000	\$306,114	\$306,114
2021	\$245,723	\$50,000	\$295,723	\$279,530
2020	\$204,118	\$50,000	\$254,118	\$254,118

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.