



**Address:** [1309 BRITTANY LN](#)  
**City:** MANSFIELD  
**Georeference:** 44980-36-21  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.5989102949  
**Longitude:** -97.1216574559  
**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 21

**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:** REFUND ADVISORY CORP (00913)

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

**Site Number:** 06753418

**Site Name:** WALNUT CREEK VALLEY ADDITION-36-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,909

**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:**

PARNELL WILLIAM BRENT

**Primary Owner Address:**

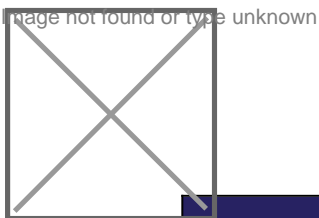
1309 BRITTANY LN  
MANSFIELD, TX 76063

**Deed Date:** 4/23/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223103795](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARNELL CHARLES L	2/10/2006	<a href="#">D206070502</a>	0000000	0000000
ELLIOTT MARISA	1/8/1998	00130430000329	0013043	0000329
HUNTER-WATSON CORP	3/28/1997	00127190000987	0012719	0000987
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	\$301,892	\$60,000	\$361,892	\$361,892
2024	\$301,892	\$60,000	\$361,892	\$361,892
2023	\$315,424	\$60,000	\$375,424	\$375,424
2022	\$257,478	\$50,000	\$307,478	\$307,478
2021	\$234,417	\$50,000	\$284,417	\$284,417
2020	\$194,827	\$50,000	\$244,827	\$244,827

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.