



**Address:** [1307 BRITTANY LN](#)  
**City:** MANSFIELD  
**Georeference:** 44980-36-22  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.5988139904  
**Longitude:** -97.1218581225  
**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 22

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$382,275

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

**Site Number:** 06753426

**Site Name:** WALNUT CREEK VALLEY ADDITION-36-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,303

**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:**

MCGHEE STUART

**Primary Owner Address:**

1307 BRITTANY LN  
MANSFIELD, TX 76063

**Deed Date:** 5/20/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216111479](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STRONG STEPHANIE	11/4/2011	<a href="#">D211270681</a>	0000000	0000000
TOWNS MATTHEW R	7/21/2009	<a href="#">D209198489</a>	0000000	0000000
PATTERSON LAURI A	7/31/2002	00158700000326	0015870	0000326
CENDANT MOBILITY FIN CORP	6/23/2002	00158700000322	0015870	0000322
EDWARDS CHRIS R;EDWARDS DARLAH	12/15/1995	00122060001523	0012206	0001523
RICHMOND HOMES INC	11/21/1994	00118030001197	0011803	0001197
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	\$322,275	\$60,000	\$382,275	\$382,275
2024	\$322,275	\$60,000	\$382,275	\$377,242
2023	\$336,775	\$60,000	\$396,775	\$342,947
2022	\$274,738	\$50,000	\$324,738	\$311,770
2021	\$250,052	\$50,000	\$300,052	\$283,427
2020	\$207,661	\$50,000	\$257,661	\$257,661

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.