



**Address:** [1305 BRITTANY LN](#)  
**City:** MANSFIELD  
**Georeference:** 44980-36-23  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.5987157185  
**Longitude:** -97.1220601387  
**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 23

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$399,349

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

**Site Number:** 06753434

**Site Name:** WALNUT CREEK VALLEY ADDITION-36-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,127

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,968

**Land Acres<sup>\*</sup>:** 0.2058

**Pool:** Y

<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:**

GIBSON JOYCE L

**Primary Owner Address:**

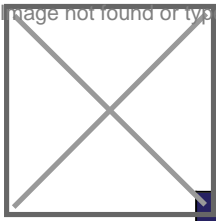
1305 BRITTANY LN  
MANSFIELD, TX 76063-4013

**Deed Date:** 12/28/1998

**Deed Volume:** 0013596

**Deed Page:** 0000015

**Instrument:** 00135960000015



Previous Owners	Date	Instrument	Deed Volume	Deed Page
L WILLIFORD CO INC	6/5/1998	00132630000432	0013263	0000432
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 <sup>+</sup>
2025	\$339,349	\$60,000	\$399,349	\$399,349
2024	\$339,349	\$60,000	\$399,349	\$397,265
2023	\$353,628	\$60,000	\$413,628	\$361,150
2022	\$287,464	\$50,000	\$337,464	\$328,318
2021	\$263,122	\$50,000	\$313,122	\$298,471
2020	\$221,337	\$50,000	\$271,337	\$271,337

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.