



**Address:** [1303 BRITTANY LN](#)  
**City:** MANSFIELD  
**Georeference:** 44980-36-24  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.5986291687  
**Longitude:** -97.1222705523  
**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 24

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 06753442

**Site Name:** WALNUT CREEK VALLEY ADDITION-36-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,011

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,064

**Land Acres<sup>\*</sup>:** 0.1851

**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:**

AKINS RONDA

**Primary Owner Address:**

1303 BRITTANY LN  
MANSFIELD, TX 76063

**Deed Date:** 2/27/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217043647](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TERRY JOSHUA K;TERRY RACHEL L	6/13/2013	<a href="#">D213153217</a>	0000000	0000000
WEICHERT RELOCATION RESOURCES	6/12/2013	<a href="#">D213153216</a>	0000000	0000000
YAROTSKY MATTHEW T	8/30/2010	<a href="#">D210217540</a>	0000000	0000000
PEAK BETSY;PEAK DOUG	3/25/2004	<a href="#">D204094760</a>	0000000	0000000
SMITH G TROY	1/28/2000	00141970000303	0014197	0000303
BARRESI COMPANY	12/2/1998	00135530000373	0013553	0000373
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	\$270,957	\$60,000	\$330,957	\$330,957
2024	\$270,957	\$60,000	\$330,957	\$330,957
2023	\$274,200	\$60,000	\$334,200	\$310,200
2022	\$232,000	\$50,000	\$282,000	\$282,000
2021	\$219,671	\$50,000	\$269,671	\$258,500
2020	\$185,000	\$50,000	\$235,000	\$235,000

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

- 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.