



Address: [1308 BRITTANY LN](#)
City: MANSFIELD
Georeference: 44980-39-12
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050B

Latitude: 32.5985285294
Longitude: -97.1213579902
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 39 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 1994

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06753507

Site Name: WALNUT CREEK VALLEY ADDITION-39-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,380

Percent Complete: 100%

Land Sqft^{*}: 9,000

Land Acres^{*}: 0.2066

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BRECKEEN GRADY LEE

Primary Owner Address:

1308 BRITTANY LN
MANSFIELD, TX 76063

Deed Date: 12/28/2021

Deed Volume:

Deed Page:

Instrument: [D221377413](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALEXANDER ALICIA;ALEXANDER KAMERON	9/10/2019	D219206837		
MESSENGER PAMELA;MESSENGER SCOTT	8/5/2003	D203287756	0017033	0000196
KUYKENDALL MINDY A;KUYKENDALL S L	3/11/1996	00122920001843	0012292	0001843
RIATA CUSTOM HOMES INC	11/10/1994	00118020000737	0011802	0000737
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 ⁺
2025	\$304,122	\$60,000	\$364,122	\$364,122
2024	\$304,122	\$60,000	\$364,122	\$364,122
2023	\$318,628	\$60,000	\$378,628	\$378,628
2022	\$260,681	\$50,000	\$310,681	\$310,681
2021	\$237,902	\$50,000	\$287,902	\$285,062
2020	\$209,147	\$50,000	\$259,147	\$259,147

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.