



**Address:** [1306 BRITTANY LN](#)  
**City:** MANSFIELD  
**Georeference:** 44980-39-13  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.5984267655  
**Longitude:** -97.1215697917  
**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 13

**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:** None

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

**Notice Value:** \$382,515

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06753515

**Site Name:** WALNUT CREEK VALLEY ADDITION-39-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,248

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,000

**Land Acres<sup>\*</sup>:** 0.2066

**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:**

PRESSLEY JOHN JR

**Primary Owner Address:**

1306 BRITTANY LN  
MANSFIELD, TX 76063-4012

**Deed Date:** 7/27/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206238541](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DERRICK LAURA;DERRICK STEWART	3/7/2003	00164780000042	0016478	0000042
SPRADLIN JEFFREY;SPRADLIN KATHERI	9/16/1997	00129170000365	0012917	0000365
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	\$322,515	\$60,000	\$382,515	\$382,515
2024	\$322,515	\$60,000	\$382,515	\$377,233
2023	\$337,022	\$60,000	\$397,022	\$342,939
2022	\$274,865	\$50,000	\$324,865	\$311,763
2021	\$250,124	\$50,000	\$300,124	\$283,421
2020	\$207,655	\$50,000	\$257,655	\$257,655

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.