



Address: [1304 BRITTANY LN](#)
City: MANSFIELD
Georeference: 44980-39-14
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050B

Latitude: 32.5983207622
Longitude: -97.1217832459
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 14

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

Protest Deadline Date: 5/24/2024

Site Number: 06753523

Site Name: WALNUT CREEK VALLEY ADDITION-39-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,137

Percent Complete: 100%

Land Sqft^{*}: 9,317

Land Acres^{*}: 0.2138

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MARTIN JULIE KYLE

Primary Owner Address:

1304 BRITTANY LN
MANSFIELD, TX 76063-4012

Deed Date: 5/28/2021

Deed Volume:

Deed Page:

Instrument: [D221157448](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|-----------|----------------------------|-------------|-----------|
| WADLEY CHRIS;WADLEY GEORGIANA | 2/28/2012 | D212051889 | 0000000 | 0000000 |
| SASSMAN CAMILLE;SASSMAN STEPHEN | 7/20/1998 | 00133290000152 | 0013329 | 0000152 |
| LYNN JOHNSON INC | 3/25/1998 | 00133200000240 | 0013320 | 0000240 |
| SASSMAN CAMILLE;SASSMAN STEPHEN | 10/1/1996 | 00125570001491 | 0012557 | 0001491 |
| 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 | \$339,347 | \$60,000 | \$399,347 | \$399,347 |
| 2024 | \$339,347 | \$60,000 | \$399,347 | \$399,347 |
| 2023 | \$353,648 | \$60,000 | \$413,648 | \$413,648 |
| 2022 | \$287,368 | \$50,000 | \$337,368 | \$337,368 |
| 2021 | \$262,977 | \$50,000 | \$312,977 | \$296,318 |
| 2020 | \$219,380 | \$50,000 | \$269,380 | \$269,380 |

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

There are no exemptions for this property

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.