



Image not found or type unknown

Address: [1302 BRITTANY LN](#)
City: MANSFIELD
Georeference: 44980-39-15
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050B

Latitude: 32.5982201291
Longitude: -97.1220113802
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 15

Jurisdictions:

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

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$381,944

Protest Deadline Date: 5/24/2024

Site Number: 06753531

Site Name: WALNUT CREEK VALLEY ADDITION-39-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,262

Percent Complete: 100%

Land Sqft^{*}: 10,965

Land Acres^{*}: 0.2517

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:

HAYASHI TIMOTHY
HAYASHI SHEREE

Primary Owner Address:

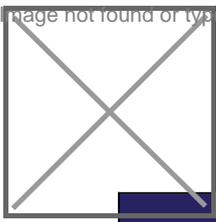
1302 BRITTANY LN
MANSFIELD, TX 76063

Deed Date: 12/7/2023

Deed Volume:

Deed Page:

Instrument: [D223219320](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAYASHI TIMOTHY T	10/11/1996	00125460001905	0012546	0001905
TWIN OAKS CUSTOM HOMES INC	6/13/1996	00124150001473	0012415	0001473
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	\$321,944	\$60,000	\$381,944	\$381,944
2024	\$321,944	\$60,000	\$381,944	\$370,390
2023	\$336,422	\$60,000	\$396,422	\$336,718
2022	\$274,444	\$50,000	\$324,444	\$306,107
2021	\$236,078	\$50,000	\$286,078	\$278,279
2020	\$202,981	\$50,000	\$252,981	\$252,981

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.