



**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<sup>+++</sup>:** 2,262

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,965

**Land Acres<sup>\*</sup>:** 0.2517

**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:**

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	000000000000000	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	\$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.