



Address: [7636 BRITTANY PL](#)
City: FORT WORTH
Georeference: 3604J-1-10
Subdivision: BRITTANY PLACE ADDITION-FW
Neighborhood Code: 3K400B

Latitude: 32.8800776532
Longitude: -97.3049558994
TAD Map: 2054-440
MAPSCO: TAR-035R



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: BRITTANY PLACE ADDITION-FW Block 1 Lot 10

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$360,858

Protest Deadline Date: 5/24/2024

Site Number: 07155433

Site Name: BRITTANY PLACE ADDITION-FW-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,062

Percent Complete: 100%

Land Sqft^{*}: 7,570

Land Acres^{*}: 0.1737

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:

KOCIAN MATTHEW W

Primary Owner Address:

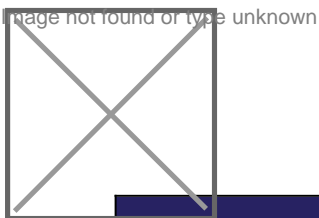
7636 BRITTANY PL
FORT WORTH, TX 76137-1075

Deed Date: 5/4/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207157993](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	10/9/2006	D206405169	0000000	0000000
COUNTRYWIDE HOME LOANS INC	10/3/2006	D206316373	0000000	0000000
COUNTRYWIDE HOME LOANS INC	3/4/2003	00164740000422	0016474	0000422
RIOS VICTOR	12/15/1999	00141490000191	0014149	0000191
HISTORY MAKER HOMES LLC	8/13/1999	00139700000115	0013970	0000115
FJM PROPERTIES LLC	1/1/1998	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	\$300,858	\$60,000	\$360,858	\$330,792
2024	\$300,858	\$60,000	\$360,858	\$300,720
2023	\$326,489	\$60,000	\$386,489	\$273,382
2022	\$265,796	\$40,000	\$305,796	\$248,529
2021	\$201,319	\$40,000	\$241,319	\$225,935
2020	\$183,104	\$40,000	\$223,104	\$205,395

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.