



**Address:** [7644 BRITTANY PL](#)  
**City:** FORT WORTH  
**Georeference:** 3604J-1-12  
**Subdivision:** BRITTANY PLACE ADDITION-FW  
**Neighborhood Code:** 3K400B

**Latitude:** 32.8802533632  
**Longitude:** -97.3053042311  
**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 12

**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:** OWNWELL INC (12140)

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

**Notice Value:** \$358,755

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07155468

**Site Name:** BRITTANY PLACE ADDITION-FW-1-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,028

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,760

**Land Acres<sup>\*</sup>:** 0.1551

**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:**

YU CHENGCHANG

**Primary Owner Address:**

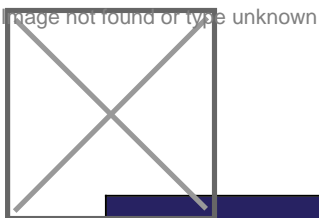
801 TIMBERCREST CT  
SOUTHLAKE, TX 76092

**Deed Date:** 9/9/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224161680](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KELIHER SEAN;KELIHER SHEENA D	11/10/2017	<a href="#">D217263672</a>		
RB MARIANNE INC	5/31/2017	<a href="#">D217134004</a>		
HEB HOMES LLC	5/31/2017	<a href="#">D217134003</a>		
MATZKE AARON;MATZKE TRISHA K	9/24/1999	00140360000473	0014036	0000473
HISTORY MAKER HOMES	6/7/1999	00138820000323	0013882	0000323
FJM PROPERTIES LLC	1/1/1998	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	\$298,755	\$60,000	\$358,755	\$358,755
2024	\$298,755	\$60,000	\$358,755	\$319,362
2023	\$324,200	\$60,000	\$384,200	\$290,329
2022	\$263,950	\$40,000	\$303,950	\$263,935
2021	\$199,941	\$40,000	\$239,941	\$239,941
2020	\$181,859	\$40,000	\$221,859	\$221,859

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.