



**Address:** [7656 BRITTANY PL](#)  
**City:** FORT WORTH  
**Georeference:** 3604J-1-15  
**Subdivision:** BRITTANY PLACE ADDITION-FW  
**Neighborhood Code:** 3K400B

**Latitude:** 32.8802469169  
**Longitude:** -97.305933749  
**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 15

**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:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 07155492

**Site Name:** BRITTANY PLACE ADDITION-FW-1-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,132

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,219

**Land Acres<sup>\*</sup>:** 0.1886

**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:**

HUYNH DANH

**Primary Owner Address:**

4744 EAGLE TRACE DR  
FORT WORTH, TX 76244-7959

**Deed Date:** 5/16/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213126788](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL NATIONA MORTGAGE ASSOC	4/20/2012	<a href="#">D212287368</a>	0000000	0000000
HUBBARD KYLENE;HUBBARD ROBERT JR	4/20/2006	<a href="#">D206123076</a>	0000000	0000000
ESCUIN MARK;ESCUIN SALLY	1/3/2000	00141810000381	0014181	0000381
HISTORY MAKER HOMES LLC	8/5/1999	00139530000206	0013953	0000206
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	\$239,410	\$60,000	\$299,410	\$299,410
2024	\$286,697	\$60,000	\$346,697	\$346,697
2023	\$305,000	\$60,000	\$365,000	\$365,000
2022	\$257,012	\$40,000	\$297,012	\$297,012
2021	\$175,000	\$40,000	\$215,000	\$215,000
2020	\$175,000	\$40,000	\$215,000	\$215,000

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.