



Address: [7455 BRITTANY PL](#)
City: FORT WORTH
Georeference: 3604J-4-36
Subdivision: BRITTANY PLACE ADDITION-FW
Neighborhood Code: 3K400B

Latitude: 32.8752425213
Longitude: -97.3066053957
TAD Map: 2054-436
MAPSCO: TAR-035Q



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 4 Lot 36

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07156650

Site Name: BRITTANY PLACE ADDITION-FW-4-36

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,017

Percent Complete: 100%

Land Sqft^{*}: 7,590

Land Acres^{*}: 0.1742

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:

PECHACEK RYAN ANDREW

Primary Owner Address:

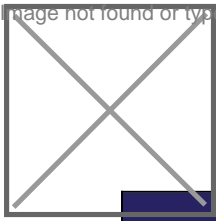
7455 BRITTANY PL
FORT WORTH, TX 76137

Deed Date: 8/29/2022

Deed Volume:

Deed Page:

Instrument: [D222216785](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FARMER BRYAN G	4/23/2012	D212103323	0000000	0000000
FARMER BRYAN;FARMER PATTY	11/22/1999	00141310000242	0014131	0000242
DISSMORE ENTERPRISES INC	7/8/1999	00139200000340	0013920	0000340
FJM PROPERTIES	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	\$259,394	\$60,000	\$319,394	\$319,394
2024	\$259,394	\$60,000	\$319,394	\$319,394
2023	\$305,000	\$60,000	\$365,000	\$365,000
2022	\$263,345	\$40,000	\$303,345	\$263,438
2021	\$199,489	\$40,000	\$239,489	\$239,489
2020	\$181,450	\$40,000	\$221,450	\$221,450

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.