



Address: [7451 BRITTANY PL](#)
City: FORT WORTH
Georeference: 3604J-4-37
Subdivision: BRITTANY PLACE ADDITION-FW
Neighborhood Code: 3K400B

Latitude: 32.875244677
Longitude: -97.3068316711
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 37

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: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$353,955

Protest Deadline Date: 5/24/2024

Site Number: 07156669

Site Name: BRITTANY PLACE ADDITION-FW-4-37

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,924

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:

7451 BRITTANY PLACE, LLC

Primary Owner Address:

7520 BURSEY RD
NORTH RICHLAND HILLS, TX 76182

Deed Date: 12/23/2024

Deed Volume:

Deed Page:

Instrument: [D224228903](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| MELENDEZ JOSEPH;MELENDEZ KIMBERLY | 9/4/2020 | D220224117 | | |
| FOWLKES JERRY;FOWLKES JULIE | 12/29/2000 | 00146830000462 | 0014683 | 0000462 |
| FJM PROPERTIES | 1/1/1998 | 0000000000000000 | 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 | \$224,000 | \$60,000 | \$284,000 | \$284,000 |
| 2024 | \$293,955 | \$60,000 | \$353,955 | \$353,955 |
| 2023 | \$318,897 | \$60,000 | \$378,897 | \$378,897 |
| 2022 | \$259,832 | \$40,000 | \$299,832 | \$299,832 |
| 2021 | \$197,085 | \$40,000 | \$237,085 | \$237,085 |
| 2020 | \$179,362 | \$40,000 | \$219,362 | \$219,362 |

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.