



**Address:** [1407 BRITTANY LN](#)  
**City:** MANSFIELD  
**Georeference:** 44980-34-20  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.5993300802  
**Longitude:** -97.1205814785  
**TAD Map:** 2114-336  
**MAPSCO:** TAR-124D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WALNUT CREEK VALLEY  
ADDITION Block 34 Lot 20

**Jurisdictions:**

CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07205201

**Site Name:** WALNUT CREEK VALLEY ADDITION-34-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,701

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,959

**Land Acres<sup>\*</sup>:** 0.2056

**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:**

WIN MAUNG TUN

HNAUNG MA KHIN

**Primary Owner Address:**

9114 LOCKHART DR  
ARLINGTON, TX 76002

**Deed Date:** 4/19/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223068658](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORGEY MICHELLE K;FORGEY RYAN A	7/17/2020	<a href="#">D220232966</a>		
SMITH ARLEN M;SMITH SHERRY SMITH	5/22/2012	<a href="#">D212130638</a>	0000000	0000000
HUSSEINI WAEEL M	11/19/1999	00141220000049	0014122	0000049
POLANCO JESSE L;POLANCO LAURA B	11/12/1998	00135210000412	0013521	0000412
NATHAN A WATSON CO	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 <sup>+</sup>
2025	\$365,290	\$60,000	\$425,290	\$425,290
2024	\$365,290	\$60,000	\$425,290	\$425,290
2023	\$381,791	\$60,000	\$441,791	\$360,580
2022	\$311,001	\$50,000	\$361,001	\$327,800
2021	\$248,000	\$50,000	\$298,000	\$298,000
2020	\$234,444	\$50,000	\$284,444	\$284,444

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.