



**Address:** [1408 BRITTANY LN](#)  
**City:** MANSFIELD  
**Georeference:** 44980-35-7  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.5989009806  
**Longitude:** -97.120407277  
**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 35 Lot 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Site Number:** 07205236

**Site Name:** WALNUT CREEK VALLEY ADDITION-35-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,114

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,952

**Land Acres<sup>\*</sup>:** 0.2284

**Pool:** Y

<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:**

SPENRATH KAITLYNN ALEXANDRA  
MONTGOMERY KEVAN ANDREW

**Primary Owner Address:**

1408 BRITTANY LN  
MANSFIELD, TX 76063

**Deed Date:** 9/20/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222231156](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KISZKA BRIAN J	10/28/2016	<a href="#">D216255819</a>		
GARCIA;GARCIA CHRISTOPHER R	6/29/1999	00138910000197	0013891	0000197
FIRST TEXAS HOMES INC	3/9/1999	00137230000129	0013723	0000129
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	\$285,119	\$60,000	\$345,119	\$345,119
2024	\$326,533	\$60,000	\$386,533	\$386,533
2023	\$351,995	\$60,000	\$411,995	\$411,995
2022	\$285,660	\$50,000	\$335,660	\$325,897
2021	\$261,240	\$50,000	\$311,240	\$296,270
2020	\$219,336	\$50,000	\$269,336	\$269,336

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.