



**Address:** [1306 BRYNLEE LN](#)  
**City:** MANSFIELD  
**Georeference:** 44049T-1-9  
**Subdivision:** TWIN CREEKS WEST  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5796858676  
**Longitude:** -97.1664981353  
**TAD Map:**  
**MAPSCO:** TAR-123L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TWIN CREEKS WEST Block 1  
Lot 9 PER PLAT D214082281

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$648,643

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

**Site Number:** 141714881

**Site Name:** TWIN CREEKS WEST Block 1 Lot 9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,512

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,899

**Land Acres<sup>\*</sup>:** 0.3640

**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:**

PARKER DONNA  
PARKER KERRY J

**Primary Owner Address:**

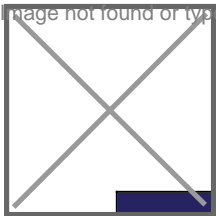
1306 BRYNLEE LN  
MANSFIELD, TX 76063

**Deed Date:** 8/8/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217181608](#)



| Previous Owners             | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------------------|-----------|----------------------------|-------------|-----------|
| BOYD BUILDERS INC           | 11/8/2016 | <a href="#">D216263746</a> |             |           |
| TWIN CREEKS DEVELOPMENT LLC | 1/1/2014  | 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 | \$563,643          | \$85,000    | \$648,643    | \$648,643                    |
| 2024 | \$563,643          | \$85,000    | \$648,643    | \$624,553                    |
| 2023 | \$562,739          | \$85,000    | \$647,739    | \$567,775                    |
| 2022 | \$461,159          | \$55,000    | \$516,159    | \$516,159                    |
| 2021 | \$436,508          | \$55,000    | \$491,508    | \$477,166                    |
| 2020 | \$378,787          | \$55,000    | \$433,787    | \$433,787                    |

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.