



**Address:** [1304 BRYNLEE LN](#)  
**City:** MANSFIELD  
**Georeference:** 44049T-1-10  
**Subdivision:** TWIN CREEKS WEST  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5793625132  
**Longitude:** -97.1663488863  
**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 10 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:** 4/15/2025  
**Notice Value:** \$524,246  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 141714903  
**Site Name:** TWIN CREEKS WEST Block 1 Lot 10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,606  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,054  
**Land Acres<sup>\*</sup>:** 0.2760  
**Pool:** N

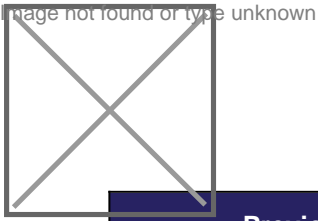
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
BROCK DONCHE TROMAINE  
MARTIN BROCK KANDIEST NICOLE  
**Primary Owner Address:**  
1304 BYNLEE LN  
MANSFIELD, TX 76063

**Deed Date:** 12/20/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217292813](#)



| Previous Owners             | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------------------|------------|----------------------------|-------------|-----------|
| BOYD BUILDERS INC           | 12/13/2015 | <a href="#">D216000731</a> |             |           |
| TWIN CREEKS DEVELOPMENT LLC | 1/1/2014   | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$439,246          | \$85,000    | \$524,246    | \$524,246                    |
| 2024 | \$439,246          | \$85,000    | \$524,246    | \$502,891                    |
| 2023 | \$438,568          | \$85,000    | \$523,568    | \$457,174                    |
| 2022 | \$360,613          | \$55,000    | \$415,613    | \$415,613                    |
| 2021 | \$341,708          | \$55,000    | \$396,708    | \$387,660                    |
| 2020 | \$297,418          | \$55,000    | \$352,418    | \$352,418                    |

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.