



**Address:** [1405 BRYNLEE LN](#)  
**City:** MANSFIELD  
**Georeference:** 44049T-3-2  
**Subdivision:** TWIN CREEKS WEST  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5784963939  
**Longitude:** -97.1681050269  
**TAD Map:**  
**MAPSCO:** TAR-123K



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 3  
Lot 2 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:** 2016  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 141714997  
**Site Name:** TWIN CREEKS WEST Block 3 Lot 2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,614  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,452  
**Land Acres<sup>\*</sup>:** 0.3350  
**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:**  
DROLET ROBERT C II  
DROLET WYNONA P  
**Primary Owner Address:**  
1405 BRYNLEE LN  
MANSFIELD, TX 76063

**Deed Date:** 7/22/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216165593](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYD BUILDERS INC	10/7/2015	<a href="#">D215229680</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	\$369,232	\$85,000	\$454,232	\$454,232
2024	\$369,232	\$85,000	\$454,232	\$454,232
2023	\$428,393	\$85,000	\$513,393	\$444,276
2022	\$348,887	\$55,000	\$403,887	\$403,887
2021	\$330,384	\$55,000	\$385,384	\$374,000
2020	\$285,000	\$55,000	\$340,000	\$340,000

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.