

## LOCATION

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**Address:** [1517 BRITTANY LN](#)

**City:** MANSFIELD

**Georeference:** 44980-44-18

**Subdivision:** WALNUT CREEK VALLEY ADDITION

**Neighborhood Code:** 1M050B

**Latitude:** 32.5997976823

**Longitude:** -97.1180334963

**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

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**Legal Description:** WALNUT CREEK VALLEY  
ADDITION Block 44 Lot 18

**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:** 5/15/2025

**Site Number:** 05851602

**Site Name:** WALNUT CREEK VALLEY ADDITION-44-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,841

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,539

**Land Acres<sup>\*</sup>:** 0.1730

**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

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**Current Owner:**

CARTER MARLIN

**Primary Owner Address:**

1517 BRITTANY LN

MANSFIELD, TX 76063-7904

**Deed Date:** 9/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221295065](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTER JENNIFER;CARTER MARLIN	11/20/2019	<a href="#">D219267316</a>		
DENNIS JOHN CHARLES;DENNIS LORI KNUDSEN	4/10/2018	<a href="#">D218075802</a>		
ROSSI EMILY	6/15/2012	<a href="#">D212148514</a>	0000000	0000000
HOLLAND CATHERINE A	10/28/1999	00140820000011	0014082	0000011
DANIELS SHANE;DANIELS STEPHANIE	8/10/1998	001336300000003	0013363	0000003
ASHTON BUILDERS OF TEXAS	6/25/1998	001329300000211	0013293	0000211
KRUEGER DEV CO OF TEXAS INC	11/18/1993	001133900000419	0011339	0000419
TIMBERCHASE DEV CO INC	11/17/1993	001133900000402	0011339	0000402
KRUEGER DEV CO OF TEXAS INC	11/12/1993	001133900000419	0011339	0000419
FDIC	6/23/1993	001120500002227	0011205	0002227
FCT HOTEL INC	12/31/1990	00101540001391	0010154	0001391
TRAMMELL CROW	12/27/1988	00094690001015	0009469	0001015
MANSFIELD-WALNUT CREEK DEV	1/1/1985	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	\$0	\$0	\$0	\$0
2024	\$298,346	\$60,000	\$358,346	\$355,375
2023	\$311,690	\$60,000	\$371,690	\$323,068
2022	\$254,528	\$50,000	\$304,528	\$293,698
2021	\$231,777	\$50,000	\$281,777	\$266,998
2020	\$192,725	\$50,000	\$242,725	\$242,725

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

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- 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.