



Address: [1227 BROOKFIELD LN](#)
City: MANSFIELD
Georeference: 44980-23-14
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050E

Latitude: 32.5873240231
Longitude: -97.1335760978
TAD Map: 2108-332
MAPSCO: TAR-124F



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

PROPERTY DATA

Legal Description: WALNUT CREEK VALLEY
ADDITION Block 23 Lot 14

Jurisdictions:

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

State Code: A

Year Built: 1980

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Site Number: 03292959

Site Name: WALNUT CREEK VALLEY ADDITION-23-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,998

Percent Complete: 100%

Land Sqft^{*}: 8,391

Land Acres^{*}: 0.1926

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:

FRANEY JAMES L
FRANEY LISA

Primary Owner Address:

1227 BROOKFIELD LN
MANSFIELD, TX 76063

Deed Date: 8/10/2022

Deed Volume:

Deed Page:

Instrument: [D222201188](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|------------|----------------------------|-------------|-----------|
| HAND SHARON S | 7/8/2021 | D221199131 | | |
| CARTER KEVIN J | 3/2/2020 | D220057246 | | |
| KIDMAN DUANE DAVID | 8/13/1992 | 00107440002183 | 0010744 | 0002183 |
| FOSTER ALBERT JESSE | 2/18/1991 | 00102000000982 | 0010200 | 0000982 |
| FOSTER ALBERT J;FOSTER LANA | 6/14/1985 | 00082140000296 | 0008214 | 0000296 |
| JOHN O TARWATER | 12/31/1900 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$317,591 | \$50,000 | \$367,591 | \$367,591 |
| 2023 | \$353,456 | \$50,000 | \$403,456 | \$403,456 |
| 2022 | \$305,192 | \$40,000 | \$345,192 | \$345,192 |
| 2021 | \$229,766 | \$40,000 | \$269,766 | \$269,766 |
| 2020 | \$201,196 | \$40,000 | \$241,196 | \$241,196 |

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)
- DISABLED VET 100 PCT 11.131 - T&P



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.