

Tarrant Appraisal District

Property Information | PDF

Account Number: 03293017

Address: 1303 BROOKFIELD LN

City: MANSFIELD

Georeference: 44980-23-20

Subdivision: WALNUT CREEK VALLEY ADDITION

Neighborhood Code: 1M050E

Latitude: 32.5884101124 Longitude: -97.1334924816

**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 20

Jurisdictions:

CITY OF MANSFIELD (017) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A Year Built: 1982

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03293017

Site Name: WALNUT CREEK VALLEY ADDITION-23-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,013
Percent Complete: 100%

Land Sqft\*: 7,922 Land Acres\*: 0.1818

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

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



CLINGER GARNER G CLINGER LINDA L

Primary Owner Address: 1303 BROOKFIELD LN MANSFIELD, TX 76063 **Deed Date: 11/8/2023** 

Deed Volume: Deed Page:

**Instrument:** <u>D223201749</u>

| Previous Owners                   | Date       | Instrument     | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------|-------------|-----------|
| COX BRIAN C                       | 9/12/2019  | D219215731     |             |           |
| COX BRIAN C;COX CASSANDRA L       | 12/15/2017 | D217291001     |             |           |
| PELUSI ALEXANDRA;PELUSI SETH      | 9/4/2015   | D215204900     |             |           |
| NORTON CARA C;NORTON RICHARD      | 6/19/2004  | D204208741     | 0000000     | 0000000   |
| NORTON CARA C;NORTON RICHARD      | 6/19/2004  | 00000000000000 | 0000000     | 0000000   |
| NORTON RICHARD W                  | 7/28/1994  | 00116750001332 | 0011675     | 0001332   |
| SWAFFORD DANNY JR;SWAFFORD MELIND | 10/20/1986 | 00087210000685 | 0008721     | 0000685   |
| MORROW DANA;MORROW DEBRA          | 12/2/1983  | 00076850001224 | 0007685     | 0001224   |
| MANSFIELD WALNUT CREEK DEV CO     | 12/31/1900 | 00000000000000 | 0000000     | 0000000   |
| WILMONT DEV CORP                  | 12/30/1900 | 00000000000000 | 0000000     | 0000000   |

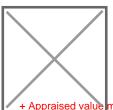
## **VALUES**

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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$357,277          | \$50,000    | \$407,277    | \$407,277        |
| 2023 | \$310,961          | \$50,000    | \$360,961    | \$360,961        |
| 2022 | \$261,857          | \$40,000    | \$301,857    | \$301,857        |
| 2021 | \$264,839          | \$40,000    | \$304,839    | \$304,839        |
| 2020 | \$218,697          | \$40,000    | \$258,697    | \$258,697        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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+ 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.

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