



**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<sup>+++</sup>:** 2,013

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,922

**Land Acres<sup>\*</sup>:** 0.1818

**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:**

CLINGER GARNER G  
CLINGER LINDA L

**Deed Date:** 11/8/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223201749](#)

**Primary Owner Address:**

1303 BROOKFIELD LN  
MANSFIELD, TX 76063

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COX BRIAN C	9/12/2019	<a href="#">D219215731</a>		
COX BRIAN C;COX CASSANDRA L	12/15/2017	<a href="#">D217291001</a>		
PELUSI ALEXANDRA;PELUSI SETH	9/4/2015	<a href="#">D215204900</a>		
NORTON CARA C;NORTON RICHARD	6/19/2004	<a href="#">D204208741</a>	0000000	0000000
NORTON CARA C;NORTON RICHARD	6/19/2004	0000000000000000	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	0000000000000000	0000000	0000000
WILMONT DEV CORP	12/30/1900	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*
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.



+ 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.