



**Address:** [1303 WREN DR](#)  
**City:** MANSFIELD  
**Georeference:** 44964-5-11  
**Subdivision:** WALNUT CREEK CONNECTION ADDN  
**Neighborhood Code:** 1M080J

**Latitude:** 32.5967859352  
**Longitude:** -97.1113379667  
**TAD Map:** 2114-336  
**MAPSCO:** TAR-125A



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

## PROPERTY DATA

**Legal Description:** WALNUT CREEK CONNECTION  
ADDN Block 5 Lot 11

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1992

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05481597

**Site Name:** WALNUT CREEK CONNECTION ADDN-5-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,466

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,506

**Land Acres<sup>\*</sup>:** 0.1723

**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:**  
BTH RESIDENTIAL LLC  
**Primary Owner Address:**  
211 E 7TH ST STE 620  
AUSTIN, TX 78701

**Deed Date:** 2/10/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221049498](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
F STEVEN SZALWINSKI & INGRID REVOCABLE TRUST	4/23/2015	<a href="#">D215125578</a>		
SZALWINSKI FRANK S;SZALWINSKI INGRID	1/23/2015	<a href="#">D215021596</a>		
STEPHEN P ABDO FAMILY TRUST	1/13/2015	<a href="#">D215011018</a>		
ABDO STEPHEN P	5/5/2006	<a href="#">D206014576</a>	0000000	0000000
WRIGHT RANDALL D;WRIGHT TERI L	10/14/1992	00108180000478	0010818	0000478
A-VENTURE HOMES	10/13/1992	00108180000475	0010818	0000475
IRVING HOMES INC	5/12/1992	00106360000141	0010636	0000141
MIKE THOMPSON ASSOCIATES INC	1/1/1984	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	\$207,708	\$55,000	\$262,708	\$262,708
2023	\$209,999	\$55,000	\$264,999	\$264,999
2022	\$192,044	\$45,000	\$237,044	\$237,044
2021	\$155,481	\$45,000	\$200,481	\$200,481
2020	\$135,371	\$45,000	\$180,371	\$180,371

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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There are no exemptions for this property

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.