



**Address:** [7636 BRITTANY PL](#)  
**City:** FORT WORTH  
**Georeference:** 3604J-1-10  
**Subdivision:** BRITTANY PLACE ADDITION-FW  
**Neighborhood Code:** 3K400B

**Latitude:** 32.8800776532  
**Longitude:** -97.3049558994  
**TAD Map:** 2054-440  
**MAPSCO:** TAR-035R



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

## PROPERTY DATA

**Legal Description:** BRITTANY PLACE ADDITION-FW Block 1 Lot 10

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

**Site Number:** 07155433

**Site Name:** BRITTANY PLACE ADDITION-FW-1-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,062

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,570

**Land Acres<sup>\*</sup>:** 0.1737

**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:**

KOCIAN MATTHEW W

**Primary Owner Address:**

7636 BRITTANY PL  
FORT WORTH, TX 76137-1075

**Deed Date:** 5/4/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207157993](#)

| Previous Owners            | Date       | Instrument                 | Deed Volume | Deed Page |
|----------------------------|------------|----------------------------|-------------|-----------|
| SECRETARY OF HUD           | 10/9/2006  | <a href="#">D206405169</a> | 0000000     | 0000000   |
| COUNTRYWIDE HOME LOANS INC | 10/3/2006  | <a href="#">D206316373</a> | 0000000     | 0000000   |
| COUNTRYWIDE HOME LOANS INC | 3/4/2003   | 00164740000422             | 0016474     | 0000422   |
| RIOS VICTOR                | 12/15/1999 | 00141490000191             | 0014149     | 0000191   |
| HISTORY MAKER HOMES LLC    | 8/13/1999  | 00139700000115             | 0013970     | 0000115   |
| FJM PROPERTIES LLC         | 1/1/1998   | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$300,858          | \$60,000    | \$360,858    | \$300,720                    |
| 2023 | \$326,489          | \$60,000    | \$386,489    | \$273,382                    |
| 2022 | \$265,796          | \$40,000    | \$305,796    | \$248,529                    |
| 2021 | \$201,319          | \$40,000    | \$241,319    | \$225,935                    |
| 2020 | \$183,104          | \$40,000    | \$223,104    | \$205,395                    |

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)

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.