



**Address:** [313 PRIMROSE CT](#)  
**City:** EULESS  
**Georeference:** 39290-H-7  
**Subdivision:** SOMERSET PLACE ADDITION  
**Neighborhood Code:** 3X110F

**Latitude:** 32.8425170094  
**Longitude:** -97.0775893179  
**TAD Map:** 2126-424  
**MAPSCO:** TAR-056E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOMERSET PLACE ADDITION  
Block H Lot 7

**Jurisdictions:**

CITY OF EULESS (025)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 1970

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$309,017

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02793202

**Site Name:** SOMERSET PLACE ADDITION-H-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,027

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,129

**Land Acres<sup>\*</sup>:** 0.2095

**Pool:** Y

<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:**

MATCHAM CAROLE L TRUST

**Primary Owner Address:**

313 PRIMROSE CT  
EULESS, TX 76039-3862

**Deed Date:** 8/18/2005

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D205245550](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MATCHAM CAROLE LYNN	7/25/1988	00093800001147	0009380	0001147
MATCHAM PAUL G	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 <sup>+</sup>
2025	\$249,017	\$60,000	\$309,017	\$292,325
2024	\$249,017	\$60,000	\$309,017	\$265,750
2023	\$240,616	\$35,000	\$275,616	\$241,591
2022	\$210,893	\$35,000	\$245,893	\$219,628
2021	\$164,662	\$35,000	\$199,662	\$199,662
2020	\$208,813	\$35,000	\$243,813	\$227,242

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.