



**Address:** [739 SOMERSET CT](#)  
**City:** MANSFIELD  
**Georeference:** 44980-79-14  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050E

**Latitude:** 32.5894205483  
**Longitude:** -97.1372406471  
**TAD Map:** 2108-332  
**MAPSCO:** TAR-124F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WALNUT CREEK VALLEY  
ADDITION Block 79 Lot 14

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03295303

**Site Name:** WALNUT CREEK VALLEY ADDITION-79-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,527

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,982

**Land Acres<sup>\*</sup>:** 0.2061

**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:**

DURAN MARCO ANTONIO  
PERALTA JESSICA DANELY

**Primary Owner Address:**

739 SOMERSET CT  
MANSFIELD, TX 76063

**Deed Date:** 6/10/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221169069](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENGLISH MOLLY	6/27/2019	<a href="#">D219141959</a>		
FOX LINDA M	12/12/2016	<a href="#">D217034759</a>		
FOX LINDA;FOX RICHARD A	9/5/1991	00103870001454	0010387	0001454
SMITH BRUCE ALLEN	2/14/1984	00077430000066	0007743	0000066
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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$273,272	\$50,000	\$323,272	\$323,272
2024	\$273,272	\$50,000	\$323,272	\$323,272
2023	\$264,588	\$50,000	\$314,588	\$294,632
2022	\$227,847	\$40,000	\$267,847	\$267,847
2021	\$175,409	\$40,000	\$215,409	\$212,374
2020	\$153,067	\$40,000	\$193,067	\$193,067

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.