



Address: [731 SOMERSET CT](#)
City: MANSFIELD
Georeference: 44980-79-18
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050E

Latitude: 32.5888319819
Longitude: -97.137941612
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 18

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

Notice Sent Date: 4/15/2025

Notice Value: \$277,325

Protest Deadline Date: 5/24/2024

Site Number: 03295354

Site Name: WALNUT CREEK VALLEY ADDITION-79-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,461

Percent Complete: 100%

Land Sqft^{*}: 13,430

Land Acres^{*}: 0.3083

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

AVERITT GARY A
AVERITT LINDA

Primary Owner Address:

731 SOMERSET CT
MANSFIELD, TX 76063-2824

Deed Date: 5/31/1985

Deed Volume: 0008197

Deed Page: 0001651

Instrument: 00081970001651

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEST WALT	7/27/1983	00075670002082	0007567	0002082
WILMONT DEV CORP	12/31/1900	000000000000000	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	\$227,325	\$50,000	\$277,325	\$277,325
2024	\$227,325	\$50,000	\$277,325	\$276,117
2023	\$220,845	\$50,000	\$270,845	\$251,015
2022	\$190,842	\$40,000	\$230,842	\$228,195
2021	\$170,794	\$40,000	\$210,794	\$207,450
2020	\$149,076	\$40,000	\$189,076	\$188,591

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.