07-25-2025

Georeference: 44980-79-18 Subdivision: WALNUT CREEK VALLEY ADDITION

LOCATION

City: MANSFIELD

Googlet Mapd or type unknown

Address: 731 SOMERSET CT

Neighborhood Code: 1M050E

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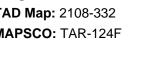
This map, content, and location of property is provided by Google Services.

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

Tarrant Appraisal District Property Information | PDF Account Number: 03295354

Latitude: 32.5888319819 Longitude: -97.137941612 TAD Map: 2108-332 MAPSCO: TAR-124F





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.

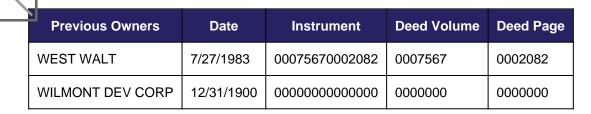
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

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 nage not round or type unknown



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. <u>Tarrant County Tax Office Account Information</u>.

| 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.