



**Address:** [6 INVERNESS CT](#)  
**City:** MANSFIELD  
**Georeference:** 44980-39-27  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.5978848168  
**Longitude:** -97.121865523  
**TAD Map:** 2114-336  
**MAPSCO:** TAR-124D



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 39 Lot 27

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$386,506

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

**Site Number:** 06753663

**Site Name:** WALNUT CREEK VALLEY ADDITION-39-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,380

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,304

**Land Acres<sup>\*</sup>:** 0.2595

**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:**

FLEMING FAMILY TRUST

**Primary Owner Address:**

6 INVERNESS CT  
MANSFIELD, TX 76063

**Deed Date:** 1/21/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225010504](#)

| Previous Owners                 | Date      | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|-----------|----------------------------|-------------|-----------|
| FLEMING PATTY;FLEMING RICHARD L | 5/20/2004 | <a href="#">D204189257</a> | 0000000     | 0000000   |
| SEEDERS ROBERT E                | 9/7/1995  | 00121030000968             | 0012103     | 0000968   |
| NATHAN A WATSON CO              | 1/1/1994  | 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 | \$326,506          | \$60,000    | \$386,506    | \$386,506                    |
| 2024 | \$326,506          | \$60,000    | \$386,506    | \$381,762                    |
| 2023 | \$341,159          | \$60,000    | \$401,159    | \$347,056                    |
| 2022 | \$278,496          | \$50,000    | \$328,496    | \$315,505                    |
| 2021 | \$253,562          | \$50,000    | \$303,562    | \$286,823                    |
| 2020 | \$210,748          | \$50,000    | \$260,748    | \$260,748                    |

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.