



**Address:** [3 INVERNESS CT](#)  
**City:** MANSFIELD  
**Georeference:** 44980-39-30  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.5977122508  
**Longitude:** -97.1211697625  
**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 30

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06753701

**Site Name:** WALNUT CREEK VALLEY ADDITION-39-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,366

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,700

**Land Acres<sup>\*</sup>:** 0.2685

**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:**

ESPINOSA JASON  
ESPINOSA MICHELLE TORRES

**Primary Owner Address:**

3 INVERNESS CT  
MANSFIELD, TX 76063

**Deed Date:** 7/18/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222180291](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PURCHASING FUND 2021-1 LLC	5/31/2022	<a href="#">D222139244</a>		
FYFE AMANADA;FYFE TIMOTHY	4/22/2013	<a href="#">D213107178</a>	0000000	0000000
MCAULEY LOUISE	12/6/2011	<a href="#">D211296263</a>	0000000	0000000
HAWKINS RONALD G	12/22/2003	<a href="#">D204021819</a>	0000000	0000000
HAWKINS MARY A;HAWKINS RONALD G	2/27/1998	00131030000216	0013103	0000216
BROOKHILL HOMES INC	8/21/1997	00128890000106	0012889	0000106
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	\$348,130	\$60,000	\$408,130	\$408,130
2024	\$348,130	\$60,000	\$408,130	\$408,130
2023	\$362,881	\$60,000	\$422,881	\$422,881
2022	\$294,685	\$50,000	\$344,685	\$332,738
2021	\$269,532	\$50,000	\$319,532	\$302,489
2020	\$211,354	\$50,000	\$261,354	\$261,354

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.