



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⁺⁺⁺: 2,366

Percent Complete: 100%

Land Sqft^{*}: 11,700

Land Acres^{*}: 0.2685

Pool: Y

⁺⁺⁺ Rounded.

^{*} 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 | D222139244 | | |
| FYFE AMANADA;FYFE TIMOTHY | 4/22/2013 | D213107178 | 0000000 | 0000000 |
| MCAULEY LOUISE | 12/6/2011 | D211296263 | 0000000 | 0000000 |
| HAWKINS RONALD G | 12/22/2003 | D204021819 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 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.