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**Address:** [2735 PLEASANT HILL RD](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 39291-M-17  
**Subdivision:** SOMERTON VILLAGE  
**Neighborhood Code:** 1M700H

**Latitude:** 32.6400379084  
**Longitude:** -97.0500175041  
**TAD Map:** 2138-352  
**MAPSCO:** TAR-112G



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

## PROPERTY DATA

**Legal Description:** SOMERTON VILLAGE Block M  
Lot 17

**Jurisdictions:**

- CITY OF GRAND PRAIRIE (038)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX LOCK (11667)

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

**Site Number:** 40307387

**Site Name:** SOMERTON VILLAGE-M-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,810

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**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:**

KATWALA NIMISH UMAKANT

**Primary Owner Address:**

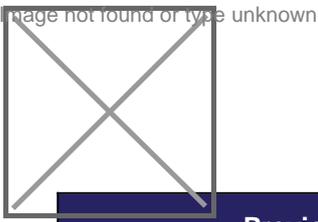
437 BEACON HILL  
COPPELL, TX 75019

**Deed Date:** 11/29/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218017025](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KATWALA MADHULIKA;KATWALA NIMISH U	10/14/2016	<a href="#">D216243890</a>		
WALKER RANDALL J	4/8/2004	<a href="#">D204109898</a>	0000000	0000000
GEHAN HOMES LTD	11/18/2003	<a href="#">D203448604</a>	0000000	0000000
SOMERTON VILLAGE LTD	1/1/2003	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	\$263,009	\$55,000	\$318,009	\$318,009
2024	\$263,009	\$55,000	\$318,009	\$318,009
2023	\$257,052	\$55,000	\$312,052	\$312,052
2022	\$233,312	\$55,000	\$288,312	\$288,312
2021	\$177,322	\$55,000	\$232,322	\$232,322
2020	\$177,322	\$55,000	\$232,322	\$232,322

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

There are no exemptions for this property

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.