



**Address:** [1112 GUTHRIE CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 39285-A-23  
**Subdivision:** SOMERSET MANOR  
**Neighborhood Code:** 3C500L

**Latitude:** 32.9115949257  
**Longitude:** -97.1855109322  
**TAD Map:** 2096-452  
**MAPSCO:** TAR-025W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOMERSET MANOR Block A Lot 23

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$929,569

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

**Site Number:** 41674448

**Site Name:** SOMERSET MANOR-A-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,669

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,925

**Land Acres<sup>\*</sup>:** 0.1589

**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:**

BECK RICHARD CRAIG  
BECK SANDRA LEE

**Primary Owner Address:**

1112 GUTHRIE CT  
COLLEYVILLE, TX 76034

**Deed Date:** 10/30/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219261887](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUTHRIE FAMILY IRREVOCABLE TRUST	3/23/2018	<a href="#">D218061869</a>		
GUTHRIE JANICE;GUTHRIE ROGER	4/10/2014	<a href="#">D214083533</a>	0000000	0000000
Unlisted	1/1/2013	0000000000000000	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	\$850,069	\$79,500	\$929,569	\$909,528
2024	\$850,069	\$79,500	\$929,569	\$826,844
2023	\$755,341	\$79,500	\$834,841	\$751,676
2022	\$603,842	\$79,500	\$683,342	\$683,342
2021	\$397,616	\$95,000	\$492,616	\$492,616
2020	\$0	\$95,000	\$95,000	\$95,000

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.