



**Address:** [1113 GUTHRIE CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 39285-A-28  
**Subdivision:** SOMERSET MANOR  
**Neighborhood Code:** 3C500L

**Latitude:** 32.9111419433  
**Longitude:** -97.1855355205  
**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 28

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Notice Value:** \$910,013

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

**Site Number:** 41674499

**Site Name:** SOMERSET MANOR-A-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,635

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,900

**Land Acres<sup>\*</sup>:** 0.1584

**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:**

VRsOMA TRUST

**Primary Owner Address:**

1113 GUTHRIE CT  
COLLEYVILLE, TX 76034

**Deed Date:** 6/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221243959](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOMA NAVEEN K	4/22/2016	<a href="#">D216085336</a>		
LENNAR HOMES TEXAS LAND & CONS	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	\$830,813	\$79,200	\$910,013	\$752,547
2024	\$830,813	\$79,200	\$910,013	\$684,134
2023	\$729,394	\$79,200	\$808,594	\$621,940
2022	\$517,527	\$79,200	\$596,727	\$565,400
2021	\$419,000	\$95,000	\$514,000	\$514,000
2020	\$419,000	\$95,000	\$514,000	\$514,000

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.