



**Address:** [7012 AVERY LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 39285-A-38  
**Subdivision:** SOMERSET MANOR  
**Neighborhood Code:** 3C500L

**Latitude:** 32.9101006064  
**Longitude:** -97.1861490519  
**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 38

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$658,625

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

**Site Number:** 41674618

**Site Name:** SOMERSET MANOR-A-38

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,353

**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:**

DEBBIE PK LUM REVOCABLE TRUST

**Primary Owner Address:**

7012 AVERY LN  
COLLEYVILLE, TX 76034

**Deed Date:** 12/30/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217001363](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	12/30/2016	<a href="#">D217001362</a>		
LENNAR HOMES TEXAS LAND & CONS	1/1/2013	000000000000000	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	\$579,425	\$79,200	\$658,625	\$570,999
2024	\$579,425	\$79,200	\$658,625	\$519,090
2023	\$587,510	\$79,200	\$666,710	\$471,900
2022	\$413,377	\$79,200	\$492,577	\$429,000
2021	\$295,000	\$95,000	\$390,000	\$390,000
2020	\$295,000	\$95,000	\$390,000	\$390,000

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.