

LOCATION

Account Number: 00582263

Address: 1604 CHERRY LN

City: COLLEYVILLE
Georeference: 7860--7

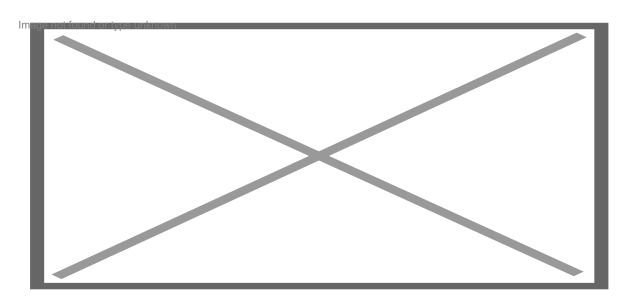
Subdivision: COMMUNITY HOME ADDITION

Neighborhood Code: 3C030A

Latitude: 32.8848109637 **Longitude:** -97.1425863712

TAD Map: 2108-440 **MAPSCO:** TAR-040J





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

PROPERTY DATA

Legal Description: COMMUNITY HOME ADDITION

Lot 7

Jurisdictions:

CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A Year Built: 1961

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730)

+++ Rounded.

Site Number: 00582263

Site Name: COMMUNITY HOME ADDITION-7 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,499
Percent Complete: 100%

Land Sqft*: 41,889 Land Acres*: 0.9616

Pool: N

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

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PHILLIPS DEAN F PHILLIPS SARA E

Primary Owner Address:

PO BOX 210445 BEDFORD, TX 76095 Deed Date: 11/20/1998 Deed Volume: 0013532 Deed Page: 0000051

Instrument: 00135320000051

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DICK SUZAN C;DICK WILLIAM B	3/1/1983	00074560001203	0007456	0001203
SAUNDERS JESSE H	12/31/1900	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$151,037	\$319,240	\$470,277	\$371,775
2023	\$209,015	\$319,240	\$528,255	\$337,977
2022	\$123,317	\$319,240	\$442,557	\$307,252
2021	\$91,520	\$288,480	\$380,000	\$279,320
2020	\$91,520	\$288,480	\$380,000	\$253,927

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.