



Address: [7312 HIX CT](#)
City: COLLEYVILLE
Georeference: 17895-1-8
Subdivision: HIDDEN ACRES ADDITION
Neighborhood Code: 3C600A

Latitude: 32.9163748725
Longitude: -97.1510300114
TAD Map: 2102-452
MAPSCO: TAR-025Z



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

PROPERTY DATA

Legal Description: HIDDEN ACRES ADDITION
Block 1 Lot 8

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: 1982

Personal Property Account: N/A

Agent: None

Site Number: 01213873

Site Name: HIDDEN ACRES ADDITION-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,908

Percent Complete: 100%

Land Sqft^{*}: 224,769

Land Acres^{*}: 5.1600

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

CONARD DOUGLAS S

Primary Owner Address:

7312 HIX CT
COLLEYVILLE, TX 76034

Deed Date: 9/3/2021

Deed Volume:

Deed Page:

Instrument: [D221258948](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLEMING BRYAN A;FLEMING KARA M	7/17/2015	D215158294		
WRIDE KELLY;WRIDE WILLIAM J	6/30/2006	D206201581	0000000	0000000
JOHNSON STEPHEN;JOHNSON YVONNE	4/13/1992	00106050001197	0010605	0001197
BATTERSBY ALAN M	1/22/1987	00091040001235	0009104	0001235
NEWSOM RICHARD C	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$1,560,190	\$711,750	\$2,271,940	\$2,271,940
2023	\$1,562,914	\$711,750	\$2,274,664	\$2,274,664
2022	\$1,395,403	\$711,750	\$2,107,153	\$2,107,153
2021	\$819,436	\$693,000	\$1,512,436	\$1,512,436
2020	\$757,001	\$693,000	\$1,450,001	\$1,450,001

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.