

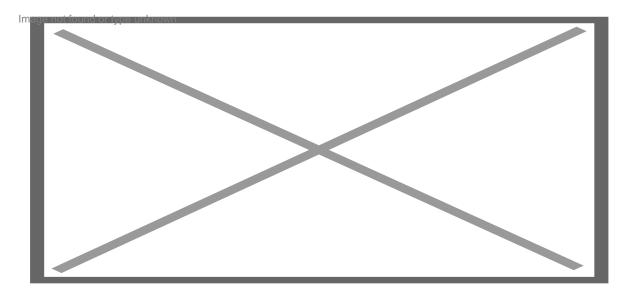
## Tarrant Appraisal District Property Information | PDF Account Number: 01629557

## Address: 7212 MARANATHA CT City: COLLEYVILLE Georeference: 24780--4 Subdivision: MARANTHA ESTATES ADDITION

Neighborhood Code: 3C600A

Latitude: 32.9131499386 Longitude: -97.1383437713 TAD Map: 2108-452 MAPSCO: TAR-026X





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

## **PROPERTY DATA**

# Legal Description: MARANTHA ESTATES ADDITION Lot 4

#### 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

Protest Deadline Date: 5/15/2025

Site Number: 01629557 Site Name: MARANTHA ESTATES ADDITION-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,182 Percent Complete: 100% Land Sqft<sup>\*</sup>: 23,042 Land Acres<sup>\*</sup>: 0.5289 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



Tarrant Appraisal District Property Information | PDF

COLEMAN MATTHEW COLEMAN MEREDITH

Primary Owner Address: 7212 MARANATHA CT COLLEYVILLE, TX 76034-6313 Deed Date: 8/7/2013 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D213210673

	Previous Owners	Date	Instrument	Deed Volume	Deed Page
BR	YANT GRADY LEE	7/8/2013	000000000000000000000000000000000000000	000000	0000000
CU	RRY CHARLES EST	12/31/1900	000000000000000000000000000000000000000	000000	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	\$378,657	\$254,350	\$633,007	\$507,585
2023	\$454,751	\$254,350	\$709,101	\$461,441
2022	\$340,366	\$254,350	\$594,716	\$419,492
2021	\$224,780	\$158,700	\$383,480	\$381,356
2020	\$187,987	\$158,700	\$346,687	\$346,687

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.