

Tarrant Appraisal District Property Information | PDF Account Number: 03816079

Address: 7400 JOHN MCCAIN RD

City: COLLEYVILLE Georeference: A 295-4F01 Subdivision: CROOKS, WILLIAM E SURVEY Neighborhood Code: 3C600A Latitude: 32.915412888 Longitude: -97.1674353373 TAD Map: 2102-452 MAPSCO: TAR-025U





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

PROPERTY DATA

Legal Description: CROOKS, WILLIAM E SURVEY Abstract 295 Tract 4F01

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: 1973 Personal Property Account: N/A Agent: None

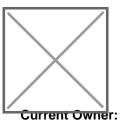
Protest Deadline Date: 5/15/2025

Site Number: 03816079 Site Name: CROOKS, WILLIAM E SURVEY-4F01 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 4,168 Percent Complete: 100% Land Sqft^{*}: 65,775 Land Acres^{*}: 1.5100 Pool: N

+++ Rounded.

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

OWNER INFORMATION



ESSEX MANOR TRUST

Primary Owner Address: 7406 JOHN MCCAIN RD COLLEYVILLE, TX 76034 Deed Date: 1/22/2024 Deed Volume: Deed Page: Instrument: D224012138

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALENCIA ANNISSA H;VALENCIA JAVIER E	2/10/2022	D222039045		
COATES JOHN MATTHEW;COATES TERRIE JINKS	11/29/2018	<u>D218268357</u>		
COATES JOHN M;COATES TERRIE L	8/29/2005	D205257744	000000	0000000
COATES JOHN M	12/31/2001	00162950000184	0016295	0000184
COATES JOHN M;COATES PATTI	11/22/2000	00146310000056	0014631	0000056
GRESHAM JAMES P	12/31/1900	000000000000000	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$414,316	\$401,500	\$815,816	\$815,816
2023	\$478,500	\$401,500	\$880,000	\$880,000
2022	\$364,895	\$401,500	\$766,395	\$646,974
2021	\$253,500	\$376,500	\$630,000	\$588,158
2020	\$250,258	\$376,500	\$626,758	\$534,689

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

There are no exemptions for this property



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.