



**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<sup>+++</sup>:** 4,168

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 65,775

**Land Acres<sup>\*</sup>:** 1.5100

**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:**  
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	<a href="#">D222039045</a>		
COATES JOHN MATTHEW;COATES TERRIE JINKS	11/29/2018	<a href="#">D218268357</a>		
COATES JOHN M;COATES TERRIE L	8/29/2005	<a href="#">D205257744</a>	0000000	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	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 <sup>+</sup>
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.