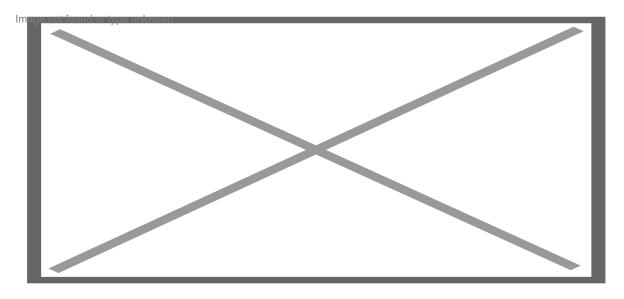


Tarrant Appraisal District Property Information | PDF Account Number: 05519217

Address: 6605 EMERALD DR

City: COLLEYVILLE Georeference: 21675-2-1 Subdivision: JEWELL ESTATES ADDITION Neighborhood Code: 3C800E Latitude: 32.9050752432 Longitude: -97.1500041656 TAD Map: 2102-448 MAPSCO: TAR-040A





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

PROPERTY DATA

Legal Description: JEWELL ESTATES ADDITION Block 2 Lot 1

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: 1985 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 05519217 Site Name: JEWELL ESTATES ADDITION-2-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 4,050 Percent Complete: 100% Land Sqft^{*}: 42,386 Land Acres^{*}: 0.9730 Pool: Y

+++ Rounded.

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

OWNER INFORMATION



MANNING WESLEY G

Primary Owner Address: 6605 EMERALD DR COLLEYVILLE, TX 76034-6126 Deed Date: 5/30/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D212134584

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYD JOHN W	5/28/1986	00085600000279	0008560	0000279
LEE KENNEDY CUSTOM BLDRS INC	5/9/1985	00081760002154	0008176	0002154
JOE HUGHES ENTERPRIZES INC	1/1/1984	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	\$867,540	\$320,950	\$1,188,490	\$928,367
2023	\$545,143	\$320,950	\$866,093	\$843,970
2022	\$446,295	\$320,950	\$767,245	\$767,245
2021	\$448,374	\$291,900	\$740,274	\$740,274
2020	\$483,730	\$291,900	\$775,630	\$729,581

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.