



**Address:** [4003 COLLEYVILLE BLVD](#)  
**City:** COLLEYVILLE  
**Georeference:** 13660-1-5R1A  
**Subdivision:** FELPS, ANDY ADDITION  
**Neighborhood Code:** RET-Northeast Tarrant County General

**Latitude:** 32.8687230627  
**Longitude:** -97.1696366824  
**TAD Map:** 2096-436  
**MAPSCO:** TAR-039T



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

## PROPERTY DATA

**Legal Description:** FELPS, ANDY ADDITION Block  
1 Lot 5R1A

**Jurisdictions:**

- CITY OF COLLEYVILLE (005)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** F1

**Year Built:** 1986

**Personal Property Account:** [09685642](#)

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 80530982

**Site Name:** MICHAELS KEYS

**Site Class:** RETGen - Retail-General/Specialty

**Parcels:** 1

**Primary Building Name:** MICHAELS KEYS/LOCKS / 06069258

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 2,368

**Net Leasable Area<sup>+++</sup>:** 2,368

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,936

**Land Acres<sup>\*</sup>:** 0.4347

**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:**

FIRST CV LLC

**Primary Owner Address:**

6871 FOUR SIXES RANCH RD  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 1/7/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221012292](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEMMON CAROL A;LEMMON WILLIAM M	4/10/2002	00156330000190	0015633	0000190
CASA BONITA TEXAS LP	4/2/1992	00106160001530	0010616	0001530
CASA BONITA WEST INC	4/1/1992	00106160001527	0010616	0001527
CASA BONITA INC	8/6/1986	00086410001609	0008641	0001609
COLLEYVILLE JV #1	1/1/1986	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	\$210,640	\$189,360	\$400,000	\$376,768
2023	\$124,613	\$189,360	\$313,973	\$313,973
2022	\$105,124	\$189,360	\$294,484	\$294,484
2021	\$85,636	\$189,360	\$274,996	\$274,996
2020	\$71,640	\$189,360	\$261,000	\$261,000

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.