

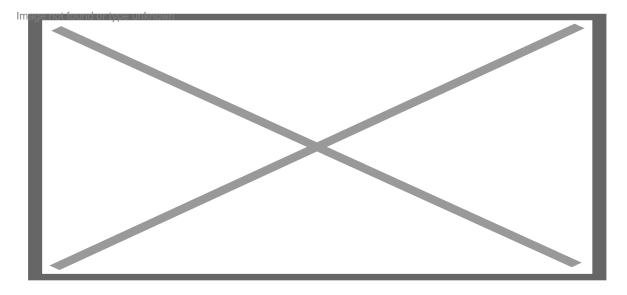
Tarrant Appraisal District Property Information | PDF Account Number: 06069258

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





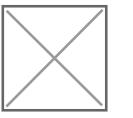
This map, content, and location of property is provided by Google Services.

PROPERTY DATA

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

Jurisdictions: Site Number: 80530982 CITY OF COLLEYVILLE (005) Site Name: MICHAELS KEYS **TARRANT COUNTY (220)** Site Class: RETGen - Retail-General/Specialty **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225) GRAPEVINE-COLLEYVILLE ISD (906)** Primary Building Name: MICHAELS KEYS/LOCKS / 06069258 State Code: F1 Primary Building Type: Commercial Year Built: 1986 Gross Building Area+++: 2,368 Personal Property Account: 09685642 Net Leasable Area⁺⁺⁺: 2,368 Agent: None Percent Complete: 100% Protest Deadline Date: 5/15/2025 Land Sqft^{*}: 18,936 Land Acres^{*}: 0.4347 +++ Rounded.

* This represents one of a hierarchy of possible values **Pool:** N 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	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	\$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.