



Address: [6708 CARRIAGE LN](#)
City: COLLEYVILLE
Georeference: 36607-10-11
Subdivision: ROSS DOWNS ESTATES
Neighborhood Code: 3C020S

Latitude: 32.9065507334
Longitude: -97.1348328397
TAD Map: 2108-448
MAPSCO: TAR-040B



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

PROPERTY DATA

Legal Description: ROSS DOWNS ESTATES Block
10 Lot 11

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: 1995

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Site Number: 06572693

Site Name: ROSS DOWNS ESTATES-10-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,043

Percent Complete: 100%

Land Sqft^{*}: 12,187

Land Acres^{*}: 0.2797

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

COOLBAUGH SCOTT R
COOLBAUGH SUSAN

Primary Owner Address:

6708 CARRIAGE LN
COLLEYVILLE, TX 76034-5771

Deed Date: 11/13/1995

Deed Volume: 0012188

Deed Page: 0000362

Instrument: 00121880000362

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONUMENT PROPERTY CO	3/14/1995	00119210000843	0011921	0000843
E R O DEVELOPMENT CO INC	1/1/1992	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$549,380	\$139,900	\$689,280	\$621,577
2023	\$557,696	\$139,900	\$697,596	\$565,070
2022	\$465,919	\$139,900	\$605,819	\$513,700
2021	\$357,000	\$110,000	\$467,000	\$467,000
2020	\$357,000	\$110,000	\$467,000	\$467,000

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

- 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.