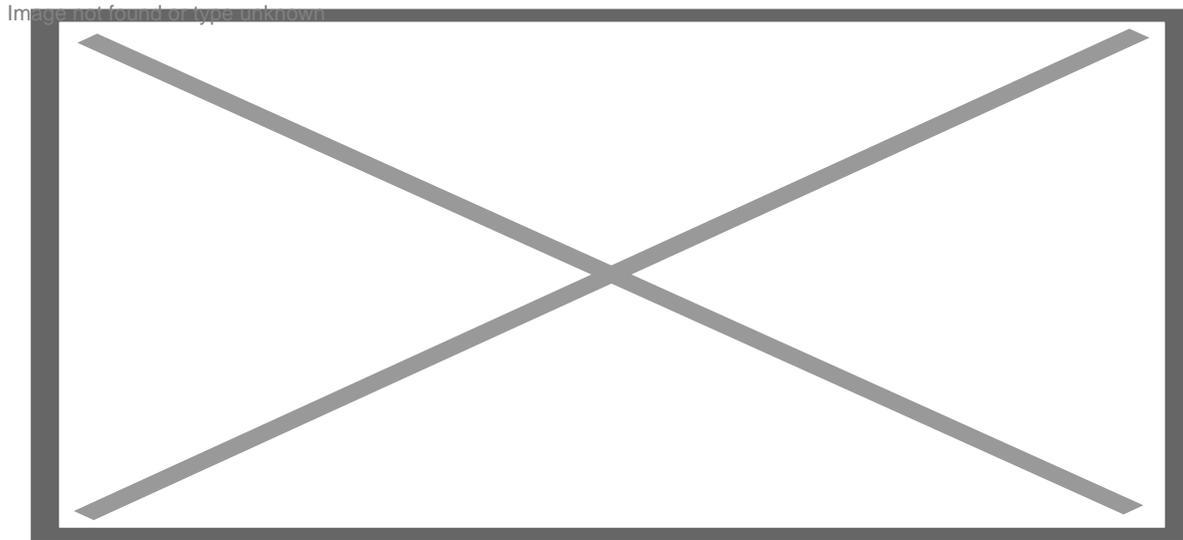




**Address:** [6704 CARRIAGE LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 36607-10-13  
**Subdivision:** ROSS DOWNS ESTATES  
**Neighborhood Code:** 3C020S

**Latitude:** 32.9061232088  
**Longitude:** -97.1352144955  
**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 13

**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:** 1993

**Personal Property Account:** N/A

**Agent:** None

+++ Rounded.

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

**Site Number:** 06572715

**Site Name:** ROSS DOWNS ESTATES-10-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size+++:** 3,078

**Percent Complete:** 100%

**Land Sqft\*:** 12,187

**Land Acres\*:** 0.2797

**Pool:** Y

## OWNER INFORMATION



**Current Owner:**

DUCAY JERALD P

**Primary Owner Address:**

6704 CARRIAGE LN  
COLLEYVILLE, TX 76034

**Deed Date:** 7/3/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223116824](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LARKIN APRIL	9/26/2007	<a href="#">D207348681</a>	0000000	0000000
MAGEE CHAD;MAGEE PAULA	6/15/2004	<a href="#">D204192076</a>	0000000	0000000
HENDRIX CHARLES;HENDRIX CYNTHIA	2/16/1994	00115070002115	0011507	0002115
PRESIDO HOMES INC	9/20/1993	00112640002228	0011264	0002228
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	\$560,100	\$139,900	\$700,000	\$700,000
2023	\$531,826	\$139,900	\$671,726	\$671,726
2022	\$448,054	\$139,900	\$587,954	\$587,954
2021	\$375,662	\$110,000	\$485,662	\$485,662
2020	\$382,745	\$110,000	\$492,745	\$492,745

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.