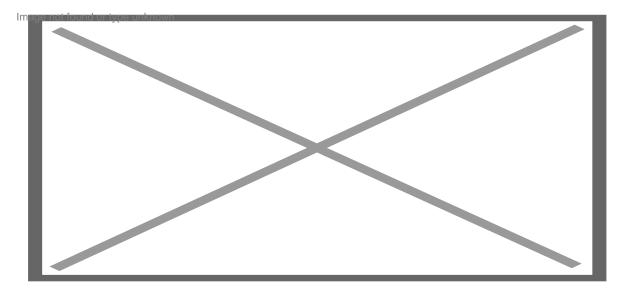


# Tarrant Appraisal District Property Information | PDF Account Number: 06868703

### Address: 2417 COLT LN

City: TARRANT COUNTY Georeference: 33485-3-5 Subdivision: RANCHO VISTA ESTATES Neighborhood Code: 4B030K Latitude: 32.5684012167 Longitude: -97.3983030192 TAD Map: 2030-328 MAPSCO: TAR-117N





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

#### **PROPERTY DATA**

#### **Legal Description:** RANCHO VISTA ESTATES Block 3 Lot 5 & 6

#### Jurisdictions:

TARRANT COUNTY (220) EMERGENCY SVCS DIST #1 (222) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CROWLEY ISD (912)

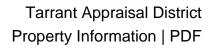
### State Code: A

Year Built: 2001 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06868703 Site Name: RANCHO VISTA ESTATES-3-5-20 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,998 Percent Complete: 100% Land Sqft<sup>\*</sup>: 225,858 Land Acres<sup>\*</sup>: 5.1850 Pool: Y

#### +++ Rounded.

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

## **OWNER INFORMATION**





2417 COLT LN CROWLEY, TX 76036 Deed Date: 2/7/2023 Deed Volume: Deed Page: Instrument: D223021396

| Previous Owners                  | Date       | Instrument                              | Deed Volume | Deed Page |
|----------------------------------|------------|---|-------------|-----------|
| MILANO FRANK M;MILANO TRONA K    | 11/19/2011 | D211288451                              | 000000      | 0000000   |
| MILANO FRANK M;MILANO TRONA K    | 5/19/2001  | 000000000000000000000000000000000000000 | 000000      | 0000000   |
| MILANO F M;MILANO T K WILLIAMSON | 10/26/1999 | 00140740000379                          | 0014074     | 0000379   |
| RG VISTA INC                     | 1/1/1995   | 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 | \$669,158          | \$209,992   | \$879,150    | \$790,906        |
| 2023 | \$672,302          | \$209,992   | \$882,294    | \$719,005        |
| 2022 | \$583,643          | \$69,998    | \$653,641    | \$653,641        |
| 2021 | \$529,299          | \$69,998    | \$599,297    | \$599,297        |
| 2020 | \$531,779          | \$69,998    | \$601,777    | \$601,777        |

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.