



Address: [2409 COLT LN](#)
City: TARRANT COUNTY
Georeference: 33485-3-7
Subdivision: RANCHO VISTA ESTATES
Neighborhood Code: 4B030K

Latitude: 32.5684004004
Longitude: -97.3976295424
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 7

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: 1996

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06868711

Site Name: RANCHO VISTA ESTATES-3-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,336

Percent Complete: 100%

Land Sqft^{*}: 112,994

Land Acres^{*}: 2.5940

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

CAVANNA LARRY R
CAVANNA KATHLEEN

Primary Owner Address:

2409 COLT LN
CROWLEY, TX 76036-4703

Deed Date: 3/13/1996

Deed Volume: 0012297

Deed Page: 0000972

Instrument: 00122970000972

Previous Owners	Date	Instrument	Deed Volume	Deed Page
R G VISTA INC	1/1/1995	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	\$521,127	\$116,730	\$637,857	\$602,833
2023	\$523,751	\$116,730	\$640,481	\$548,030
2022	\$496,262	\$38,910	\$535,172	\$498,209
2021	\$414,007	\$38,910	\$452,917	\$452,917
2020	\$416,068	\$38,910	\$454,978	\$454,978

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)
- DISABLED VET 70 to 99 PCT 11.22

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.