

Account Number: 07001959

Address: 2725 COLT LN
City: TARRANT COUNTY
Georeference: 33485-4-1

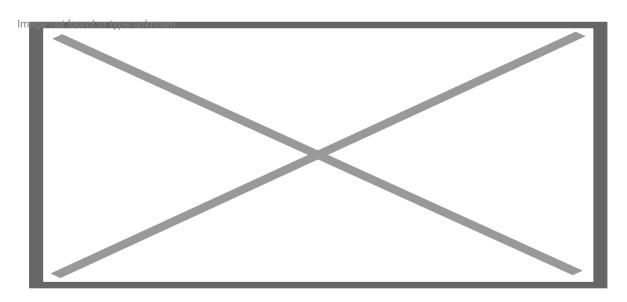
Subdivision: RANCHO VISTA ESTATES

Neighborhood Code: 4B030K

Latitude: 32.5682789595 **Longitude:** -97.4038002165

TAD Map: 2024-324 **MAPSCO:** TAR-117N





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

PROPERTY DATA

Legal Description: RANCHO VISTA ESTATES

Block 4 Lot 1

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: TEXAS TAX PROTEST (05909)
Protest Deadline Date: 5/15/2025

Site Number: 07001959

Site Name: RANCHO VISTA ESTATES-4-1 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,341
Percent Complete: 100%
Land Sqft*: 109,771

Land Acres*: 2.5200

Pool: N

+++ Rounded.

OWNER INFORMATION

03-22-2025 Page 1

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



Current Owner:

CHAPMAN BRADFORD L **CHAPMAN JENNI**

Primary Owner Address:

2725 COLT LN

CROWLEY, TX 76036-4711

Deed Date: 3/16/2000 **Deed Volume: 0014260 Deed Page: 0000375**

Instrument: 00142600000375

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|-----------|----------------|-------------|-----------|
| MENCHACA CINDY;MENCHACA MARK | 9/10/1998 | 00134240000142 | 0013424 | 0000142 |
| RAY CONNIE;RAY DOUG | 5/19/1998 | 00132360000007 | 0013236 | 0000007 |
| RG VISTA INC | 1/1/1996 | 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 | \$374,600 | \$113,400 | \$488,000 | \$433,033 |
| 2023 | \$375,600 | \$113,400 | \$489,000 | \$393,666 |
| 2022 | \$375,363 | \$37,800 | \$413,163 | \$357,878 |
| 2021 | \$287,544 | \$37,800 | \$325,344 | \$325,344 |
| 2020 | \$287,544 | \$37,800 | \$325,344 | \$325,344 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

03-22-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.