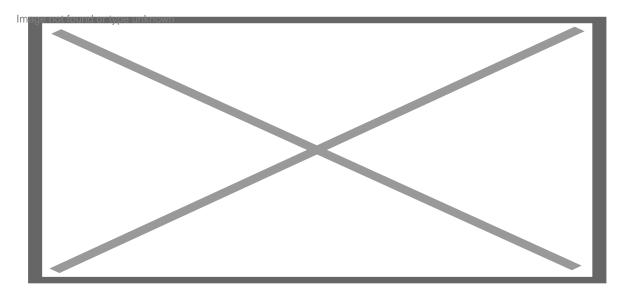


Tarrant Appraisal District Property Information | PDF Account Number: 07001991

Address: 2617 COLT LN

City: TARRANT COUNTY Georeference: 33485-4-5 Subdivision: RANCHO VISTA ESTATES Neighborhood Code: 4B030K Latitude: 32.5684006111 Longitude: -97.4020589705 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 4 Lot 5

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: 1998 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07001991 Site Name: RANCHO VISTA ESTATES-4-5 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 3,184 Percent Complete: 100% Land Sqft^{*}: 108,943 Land Acres^{*}: 2.5010 Pool: Y

+++ Rounded.

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

OWNER INFORMATION



STIVASON SCOTT D Primary Owner Address: 2617 COLT LN

CROWLEY, TX 76036-4709

Deed Date: 12/28/2022 Deed Volume: Deed Page: Instrument: 142-22-239928

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STIVASON EMMA ELIZABETH EST;STIVASON SCOTT D	9/25/2018	<u>D218213872</u>		
Unlisted	8/14/2001	00150840000178	0015084	0000178
STAVENHAGEN;STAVENHAGEN KENNETH	5/26/1998	00132510000261	0013251	0000261
RG VISTA INC	1/1/1997	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	\$518,780	\$112,545	\$631,325	\$574,327
2023	\$447,455	\$112,545	\$560,000	\$522,115
2022	\$461,886	\$37,515	\$499,401	\$474,650
2021	\$393,985	\$37,515	\$431,500	\$431,500
2020	\$393,985	\$37,515	\$431,500	\$431,500

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.