



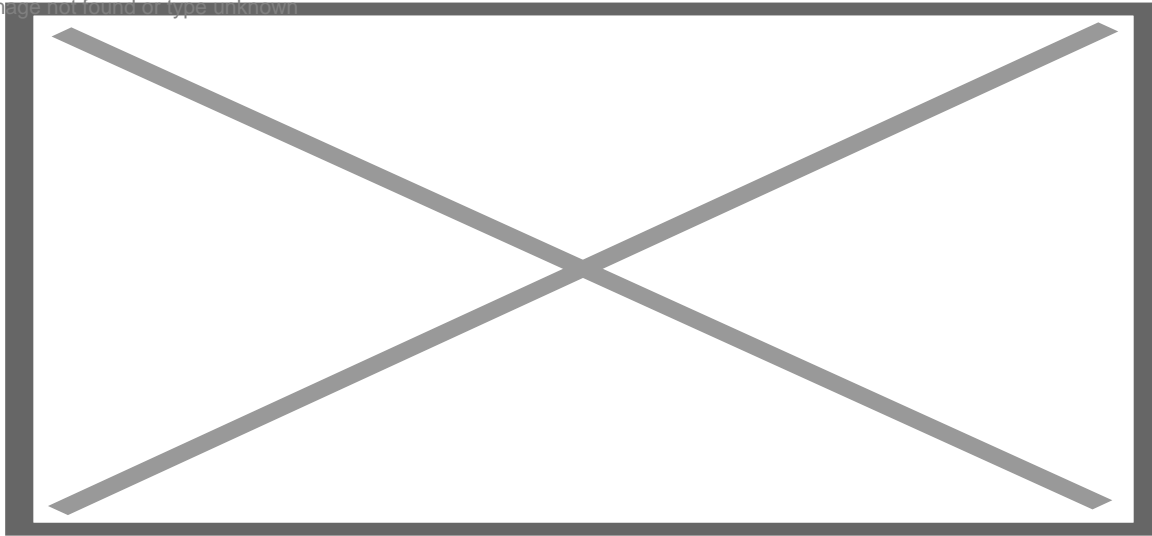
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**Address:** [1617 DOUGLAS AVE](#)  
**City:** COLLEYVILLE  
**Georeference:** 26427C-4-1  
**Subdivision:** MONTERRA ADDITION  
**Neighborhood Code:** 3C800H

**Latitude:** 32.9065563233  
**Longitude:** -97.1407615359  
**TAD Map:** 2108-448  
**MAPSCO:** TAR-040B



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

## PROPERTY DATA

**Legal Description:** MONTERRA ADDITION Block 4  
Lot 1

**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:** 2003

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX LOCK (11667)

**Site Number:** 07411960

**Site Name:** MONTERRA ADDITION-4-1

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

**Parcels:** 1

**Approximate Size+++:** 4,142

**Percent Complete:** 100%

**Land Sqft\*:** 13,888

**Land Acres\*:** 0.3188

**Pool:** Y

+++ Rounded.

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

## OWNER INFORMATION



**Current Owner:**

CRAIRNS LIVING TRUST

**Primary Owner Address:**

1617 DOUGLAS AVE  
COLLEYVILLE, TX 76034

**Deed Date:** 11/9/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221337684](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAIRNS CRAIG;CAIRNS NANCY	6/19/2013	<a href="#">D213163417</a>	0000000	0000000
KASIM AKHTAR;KASIM SHANNAZ	4/28/2011	<a href="#">D211190703</a>	0000000	0000000
FORDYCE JAMES D	1/4/2011	<a href="#">D211015547</a>	0000000	0000000
KASIM AKHTAR M;KASIM SHANNAZ B	7/21/2008	<a href="#">D208296028</a>	0000000	0000000
ESAU SHANNON	6/23/2006	<a href="#">D206192507</a>	0000000	0000000
BOYD KENNETH D;BOYD LINDA	10/10/2003	<a href="#">D203384010</a>	0000000	0000000
PULTE HOME CORP OF TEXAS	1/1/1999	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	\$554,609	\$159,400	\$714,009	\$674,264
2023	\$540,600	\$159,400	\$700,000	\$612,967
2022	\$397,843	\$159,400	\$557,243	\$557,243
2021	\$473,505	\$95,640	\$569,145	\$569,145
2020	\$475,258	\$95,640	\$570,898	\$570,898

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.