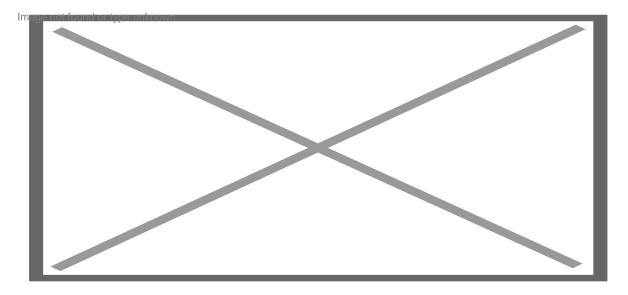


Tarrant Appraisal District Property Information | PDF Account Number: 07411987

Address: <u>1609 DOUGLAS AVE</u> City: COLLEYVILLE Georeference: 26427C-4-3 Subdivision: MONTERRA ADDITION Neighborhood Code: 3C800H Latitude: 32.9059803577 Longitude: -97.1408876907 TAD Map: 2108-448 MAPSCO: TAR-040B





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

PROPERTY DATA

Legal Description: MONTERRA ADDITION Block 4 Lot 3

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: 2002

Personal Property Account: N/A Agent: None

+++ Rounded.

Site Number: 07411987 Site Name: MONTERRA ADDITION-4-3 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 3,964 Percent Complete: 100% Land Sqft*: 17,320 Land Acres*: 0.3976 Pool: Y

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

OWNER INFORMATION



THE C AND J REVOCABLE LIVING TRUST

Primary Owner Address: 1609 DOUGLAS AVE COLLEYVILLE, TX 76034 Deed Date: 10/22/2024 Deed Volume: Deed Page: Instrument: D224199983

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STANLEY CALLI JENE; STANLEY JOEL AARON	4/10/2015	D215079465		
STANLEY CALLIE; STANLEY JOEL A	4/1/2005	D205096439	000000	0000000
PESTERFIELD HOLLY;PESTERFIELD JASON	7/29/2002	00158660000061	0015866	0000061
PULTE HOME CORP OF TEXAS	1/1/1999	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	\$694,574	\$198,800	\$893,374	\$706,971
2023	\$632,623	\$198,800	\$831,423	\$642,701
2022	\$385,474	\$198,800	\$584,274	\$584,274
2021	\$457,868	\$119,280	\$577,148	\$577,148
2020	\$459,948	\$119,280	\$579,228	\$579,228

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

There are no exemptions for this property

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.