

LOCATION

Address: [5915 CRESCENT LN](#)

City: COLLEYVILLE

Georeference: 12751B-B-16

Subdivision: EMERALD PARK ADDITION -COLLEY

Neighborhood Code: 3C500J

Latitude: 32.8951800043

Longitude: -97.1821605668

TAD Map: 2096-444

MAPSCO: TAR-039E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EMERALD PARK ADDITION -
COLLEY Block B Lot 16

Jurisdictions:

CITY OF COLLEYVILLE (005)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

KELLER ISD (907)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40307913

Site Name: EMERALD PARK ADDITION -COLLEY-B-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,008

Percent Complete: 100%

Land Sqft^{*}: 7,442

Land Acres^{*}: 0.1708

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:

SHAHBAZI SHAAHIN

GHORASHI ROYA

Primary Owner Address:

5915 CRESCENT LN

COLLEYVILLE, TX 76034

Deed Date: 5/11/2022

Deed Volume:

Deed Page:

Instrument: [D222122824](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHAHBAZI SHAAHIN	12/30/2021	D222003500		
Unlisted	12/20/2007	D207454774	0000000	0000000
LOMBARDI ANGELO;LOMBARDI LORI	10/26/2004	D204338637	0000000	0000000
GOODMAN FAMILY OF BUILDERS LP	3/22/2004	D204103914	0000000	0000000
EMERALD PARK RESID DEV LTD	1/1/2003	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	\$658,600	\$85,400	\$744,000	\$744,000
2023	\$650,492	\$85,400	\$735,892	\$735,892
2022	\$549,600	\$85,400	\$635,000	\$635,000
2021	\$477,838	\$85,000	\$562,838	\$562,838
2020	\$490,072	\$85,000	\$575,072	\$552,345

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.