

## LOCATION

**Address:** [5833 CRESCENT LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 12751B-B-24  
**Subdivision:** EMERALD PARK ADDITION -COLLEY  
**Neighborhood Code:** 3C500J

**Latitude:** 32.8938146593  
**Longitude:** -97.1821918651  
**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 24

**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:** 40308006

**Site Name:** EMERALD PARK ADDITION -COLLEY-B-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,695

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,442

**Land Acres<sup>\*</sup>:** 0.1708

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

MAHMOOD GHAZANFAR

**Primary Owner Address:**

5833 CRESCENT LN  
 COLLEYVILLE, TX 76034-7630

**Deed Date:** 9/9/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204292193](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODMAN FAMILY OF BUILDERS LP	3/5/2004	<a href="#">D204082806</a>	0000000	0000000
EMERALD PARK RESID DEV LTD	1/1/2003	00000000000000	0000000	0000000

## VALUES

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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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$522,313	\$85,400	\$607,713	\$559,118
2023	\$498,973	\$85,400	\$584,373	\$508,289
2022	\$406,174	\$85,400	\$491,574	\$462,081
2021	\$335,074	\$85,000	\$420,074	\$420,074
2020	\$343,638	\$85,000	\$428,638	\$415,359

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

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- 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.