



**Address:** [6424 COLLEYVILLE BLVD UNIT 4-116](#)  
**City:** COLLEYVILLE  
**Georeference:** 47308C---09  
**Subdivision:** WINDING CREEK CONDO  
**Neighborhood Code:** OFC-Northeast Tarrant County

**Latitude:** 32.9030138814  
**Longitude:** -97.1423681496  
**TAD Map:** 2108-448  
**MAPSCO:** TAR-040A



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

**PROPERTY DATA**

**Legal Description:** WINDING CREEK CONDO UNIT  
4-116 11.75% OF COMMON AREA

**Jurisdictions:**  
CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** F1  
**Year Built:** 2022  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

+++ Rounded.

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

**Site Number:** 800078443  
**Site Name:** Winding Creek Office Condos  
**Site Class:** CondoOff - Condo-Office  
**Parcels:** 11  
**Primary Building Name:** Unit 4-108 / 43053311  
**Primary Building Type:** Condominium  
**Gross Building Area**+++ : 1,626  
**Net Leasable Area**+++ : 1,626  
**Percent Complete:** 100%  
**Land Sqft**\* : 0  
**Land Acres**\* : 0.0000  
**Pool:** N



## OWNER INFORMATION

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**Current Owner:**  
MABANY REALTY TEXAS LLC  
**Primary Owner Address:**  
6116 SHALLOWFORD RD 105  
CHATTANOOGA, TN 37421

**Deed Date:** 10/4/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224179023](#)

## 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 | \$287,437          | \$151,583   | \$439,020    | \$439,020                    |
| 0    | \$0                | \$0         | \$0          | \$0                          |

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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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.