



Address: [1804 AVALON DR](#)
City: COLLEYVILLE
Georeference: 7150-3-11
Subdivision: CHELSEA PARK ADDITION
Neighborhood Code: 3C020F

Latitude: 32.8840838335
Longitude: -97.1384085131
TAD Map: 2108-440
MAPSCO: TAR-040K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHELSEA PARK ADDITION
Block 3 Lot 11

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: 1980

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Notice Sent Date: 4/15/2025

Notice Value: \$682,197

Protest Deadline Date: 5/24/2024

Site Number: 00531774

Site Name: CHELSEA PARK ADDITION-3-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,113

Percent Complete: 100%

Land Sqft^{*}: 21,087

Land Acres^{*}: 0.4840

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:

HUNTER KENNETH C

Primary Owner Address:

1804 AVALON DR
COLLEYVILLE, TX 76034-5539

Deed Date: 12/21/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213096849](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUNTER KENNETH;HUNTER TAMIE	7/8/2008	D208266362	0000000	0000000
HUNTER TAMIE D	6/5/2008	D208234639	0000000	0000000
HUNTER KENNETH CHARLES	5/4/1988	00093060001199	0009306	0001199
HUNTER KENNETH C;HUNTER MARY J	12/31/1900	000000000000000	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	\$440,147	\$242,050	\$682,197	\$682,197
2024	\$440,147	\$242,050	\$682,197	\$643,928
2023	\$417,654	\$242,050	\$659,704	\$585,389
2022	\$322,193	\$242,050	\$564,243	\$532,172
2021	\$388,257	\$145,230	\$533,487	\$483,793
2020	\$391,325	\$145,230	\$536,555	\$439,812

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.