



**Address:** [4400 COLLEYVILLE BLVD](#)  
**City:** COLLEYVILLE  
**Georeference:** 10035-1-2A  
**Subdivision:** DOCS ADDITION  
**Neighborhood Code:** RET-Colleyville Town Square

**Latitude:** 32.874307296  
**Longitude:** -97.164113318  
**TAD Map:** 2102-436  
**MAPSCO:** TAR-039Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DOCS ADDITION Block 1 Lot 2A

**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:** 1983

**Personal Property Account:** Multi

**Agent:** INTEGRATAX (00753)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$937,780

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80059716

**Site Name:** COUNTRY CROSSROADS STRIP CENTER / WH

**Site Class:** RETGen - Retail-General/Specialty

**Parcels:** 1

**Primary Building Name:** KOUNTRY KLIPPERS / 00727431

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 12,906

**Net Leasable Area<sup>+++</sup>:** 12,906

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 41,258

**Land Acres<sup>\*</sup>:** 0.9471

**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:**

AAIRYA REALITY LLC

**Primary Owner Address:**

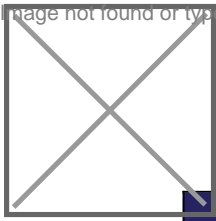
2140 E SOUTHLAKE BLVD STE L-403  
SOUTHLAKE, TX 76092

**Deed Date:** 5/4/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216098976](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUDEL CHANDI LYNN	11/2/2005	<a href="#">D205335488</a>	0000000	0000000
BETIK JANEY M	12/25/2001	000000000000000	0000000	0000000
BRYANT NETTIE MARIE	3/30/2000	00142860000037	0014286	0000037
HODGSON DALE R	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 <sup>+</sup>
2025	\$525,200	\$412,580	\$937,780	\$937,780
2024	\$437,420	\$412,580	\$850,000	\$850,000
2023	\$429,420	\$412,580	\$842,000	\$842,000
2022	\$412,420	\$412,580	\$825,000	\$825,000
2021	\$387,420	\$412,580	\$800,000	\$800,000
2020	\$484,550	\$412,580	\$897,130	\$897,130

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.