



**Address:** [7312 HIX CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 17895-1-8  
**Subdivision:** HIDDEN ACRES ADDITION  
**Neighborhood Code:** 3C600A

**Latitude:** 32.9163748725  
**Longitude:** -97.1510300114  
**TAD Map:** 2102-452  
**MAPSCO:** TAR-025Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HIDDEN ACRES ADDITION  
Block 1 Lot 8

**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:** 1982

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01213873

**Site Name:** HIDDEN ACRES ADDITION-1-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,908

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 224,769

**Land Acres<sup>\*</sup>:** 5.1600

**Pool:** Y

<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:**

CONARD DOUGLAS S

**Primary Owner Address:**

7312 HIX CT  
COLLEYVILLE, TX 76034

**Deed Date:** 9/3/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221258948](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLEMING BRYAN A;FLEMING KARA M	7/17/2015	<a href="#">D215158294</a>		
WRIDE KELLY;WRIDE WILLIAM J	6/30/2006	<a href="#">D206201581</a>	0000000	0000000
JOHNSON STEPHEN;JOHNSON YVONNE	4/13/1992	00106050001197	0010605	0001197
BATTERSBY ALAN M	1/22/1987	00091040001235	0009104	0001235
NEWSOM RICHARD C	12/31/1900	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 <sup>+</sup>
2025	\$1,560,190	\$711,750	\$2,271,940	\$2,271,940
2024	\$1,560,190	\$711,750	\$2,271,940	\$2,271,940
2023	\$1,562,914	\$711,750	\$2,274,664	\$2,274,664
2022	\$1,395,403	\$711,750	\$2,107,153	\$2,107,153
2021	\$819,436	\$693,000	\$1,512,436	\$1,512,436
2020	\$757,001	\$693,000	\$1,450,001	\$1,450,001

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.