



**Address:** [5509 RUSTIC TR](#)  
**City:** COLLEYVILLE  
**Georeference:** 36830-4-2A  
**Subdivision:** RUSTIC OAKS ADDITION  
**Neighborhood Code:** 3C800I

**Latitude:** 32.8895476281  
**Longitude:** -97.1720201498  
**TAD Map:** 2096-444  
**MAPSCO:** TAR-039F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RUSTIC OAKS ADDITION Block  
4 Lot 2A

**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:** 1990

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$734,149

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

**Site Number:** 02581825

**Site Name:** RUSTIC OAKS ADDITION-4-2A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,203

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 31,363

**Land Acres<sup>\*</sup>:** 0.7200

**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:**

JOHNSON DON  
JOHNSON JOANN

**Primary Owner Address:**

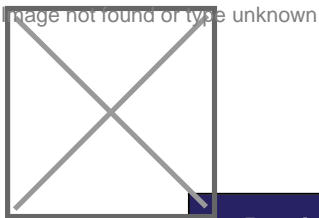
5509 RUSTIC TR  
COLLEYVILLE, TX 76034-3218

**Deed Date:** 5/24/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205147870](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BSB SELLARS LTD	5/6/2003	00166950000342	0016695	0000342
SELLARS BRYAN ETAL	5/5/2003	00166950000339	0016695	0000339
SELLARS BOBBY J	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	\$465,299	\$268,850	\$734,149	\$734,149
2024	\$465,299	\$268,850	\$734,149	\$705,251
2023	\$495,001	\$268,850	\$763,851	\$641,137
2022	\$383,401	\$268,850	\$652,251	\$582,852
2021	\$324,665	\$205,200	\$529,865	\$529,865
2020	\$286,301	\$205,200	\$491,501	\$486,374

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.