



Address: [5305 RUSTIC TR](#)
City: COLLEYVILLE
Georeference: 36830-4-12
Subdivision: RUSTIC OAKS ADDITION
Neighborhood Code: 3C800I

Latitude: 32.8864394977
Longitude: -97.173605201
TAD Map: 2096-440
MAPSCO: TAR-039K



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 12

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: 1976
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02581949
Site Name: RUSTIC OAKS ADDITION-4-12
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 4,030
Percent Complete: 100%
Land Sqft^{*}: 23,050
Land Acres^{*}: 0.5291
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:
SMITH AUBREY
SMITH CHASEN MICHAEL
Primary Owner Address:
5305 RUSTIC TR
COLLEYVILLE, TX 76034

Deed Date: 8/11/2020
Deed Volume:
Deed Page:
Instrument: [D220204254](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IHNE GEORGE	7/25/2005	D205222893	0000000	0000000
COMPTON CLARK	10/1/2003	D203384956	0000000	0000000
COMPTON CLARK;COMPTON DENISE	8/5/1991	00103430001551	0010343	0001551
TURNER STEPHEN A	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	\$499,005	\$126,995	\$626,000	\$626,000
2024	\$499,005	\$126,995	\$626,000	\$626,000
2023	\$483,021	\$126,995	\$610,016	\$578,169
2022	\$400,883	\$126,995	\$527,878	\$525,608
2021	\$360,469	\$117,356	\$477,825	\$477,825
2020	\$145,635	\$156,474	\$302,109	\$302,109

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.