



**Address:** [416 WOODBRIAR CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 47445-2-12R  
**Subdivision:** WOODBRIAR ESTATES ADDITION  
**Neighborhood Code:** 3X010K

**Latitude:** 32.8631015102  
**Longitude:** -97.1624659412  
**TAD Map:** 2102-432  
**MAPSCO:** TAR-039Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODBRIAR ESTATES  
ADDITION Block 2 Lot 12R

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 1976

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$560,164

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

**Site Number:** 03582728

**Site Name:** WOODBRIAR ESTATES ADDITION-2-12R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,387

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 28,227

**Land Acres<sup>\*</sup>:** 0.6480

**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:**

SIMMONS LARRY D  
SIMMONS SHELLEY

**Primary Owner Address:**

416 WOODBRIAR CT  
COLLEYVILLE, TX 76034-8688

**Deed Date:** 6/5/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213147921](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHELAN JAMES E;WHELAN PATRICIA	3/11/2011	<a href="#">D211059545</a>	0000000	0000000
TURNER C DAVID	3/8/2004	<a href="#">D204071265</a>	0000000	0000000
TURNER C DAVID SR;TURNER LINDA	5/18/1999	00138310000081	0013831	0000081
GARRISS JAMES;GARRISS KAREN	5/22/1992	00106600000309	0010660	0000309
BEARD HAROLD E;BEARD HELEN	6/15/1981	00071380001780	0007138	0001780

## 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	\$445,164	\$115,000	\$560,164	\$560,164
2024	\$445,164	\$115,000	\$560,164	\$548,206
2023	\$488,008	\$85,000	\$573,008	\$498,369
2022	\$440,328	\$85,000	\$525,328	\$453,063
2021	\$326,875	\$85,000	\$411,875	\$411,875
2020	\$326,875	\$85,000	\$411,875	\$411,875

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.