



Address: [304 GREENBRIAR LN](#)
City: COLLEYVILLE
Georeference: 47445-7-7
Subdivision: WOODBRIAR ESTATES ADDITION
Neighborhood Code: 3X010K

Latitude: 32.8657419923
Longitude: -97.164686918
TAD Map: 2102-436
MAPSCO: TAR-039U



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 7 Lot 7

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: 1979
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$482,881
Protest Deadline Date: 5/24/2024

Site Number: 03583791
Site Name: WOODBRIAR ESTATES ADDITION Block 7 Lot 7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,404
Percent Complete: 100%
Land Sqft^{*}: 15,000
Land Acres^{*}: 0.3443
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:
5 M DREAM HOUSE LLC
Primary Owner Address:
1402 TOPLEA DR
EULESS, TX 76040

Deed Date: 3/28/2025
Deed Volume:
Deed Page:
Instrument: [D225054442](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOYCE INVESTMENT FUND LLC	4/30/2024	D225054441 CWD		
CASH DFW GROUP LLC	4/29/2024	D224074909		
DAVID YOUNG AND SONDR A BRANCH LIVING TRUST	3/2/2023	D223050707		
BRANCH MARGIE P	11/25/1997	00129910000299	0012991	0000299
WYATT DEBRA L;WYATT WM FRED	12/31/1900	00074210001988	0007421	0001988
CAMPBELL F H ETUX	12/30/1900	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 ⁺
2025	\$367,881	\$115,000	\$482,881	\$482,881
2024	\$367,881	\$115,000	\$482,881	\$482,881
2023	\$118,777	\$28,050	\$146,827	\$131,439
2022	\$107,454	\$28,050	\$135,504	\$119,490
2021	\$80,577	\$28,050	\$108,627	\$108,627
2020	\$81,254	\$28,050	\$109,304	\$109,304

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.