



Address: [3412 CLIFFWOOD DR](#)
City: COLLEYVILLE
Georeference: 47450-4-24
Subdivision: WOODBRIAR ESTATES WEST ADDN
Neighborhood Code: 3X010H

Latitude: 32.8609698015
Longitude: -97.1702353789
TAD Map: 2096-432
MAPSCO: TAR-039X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODBRIAR ESTATES WEST
ADDN Block 4 Lot 24

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: 1980
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 03585174
Site Name: WOODBRIAR ESTATES WEST ADDN-4-24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,897
Percent Complete: 100%
Land Sqft^{*}: 15,500
Land Acres^{*}: 0.3558
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:
LENZIE WILLIAM W
Primary Owner Address:
3412 CLIFFWOOD DR
COLLEYVILLE, TX 76034-8635

Deed Date: 8/7/2022
Deed Volume:
Deed Page:
Instrument: 142-22-146977

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENZIE BARBARA;LENZIE WILLIAM W	5/7/1984	00078250002151	0007825	0002151
GARFIELD RONALD	12/31/1900	0000000000000000	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	\$415,676	\$120,000	\$535,676	\$535,676
2024	\$415,676	\$120,000	\$535,676	\$535,676
2023	\$444,185	\$100,000	\$544,185	\$521,254
2022	\$402,055	\$100,000	\$502,055	\$473,867
2021	\$330,788	\$100,000	\$430,788	\$430,788
2020	\$303,683	\$100,000	\$403,683	\$403,683

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.