



Address: [1304 JOHN MCCAIN RD](#)
City: COLLEYVILLE
Georeference: 13110--1R1
Subdivision: EVANS, J C SUBDIVISION
Neighborhood Code: 3C600A

Latitude: 32.9118342964
Longitude: -97.1480120654
TAD Map: 2108-452
MAPSCO: TAR-026W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EVANS, J C SUBDIVISION Lot 1R1

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: 2007

Personal Property Account: N/A

Agent: LAW OFFICE OF TIFFANY HAMIL (05943)

Protest Deadline Date: 5/24/2024

Site Number: 04413865

Site Name: EVANS, J C SUBDIVISION-1R1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,043

Percent Complete: 100%

Land Sqft^{*}: 42,035

Land Acres^{*}: 0.9650

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:

GRANT RICHARD
GRANT JACQUELINE

Primary Owner Address:

1304 JOHN MCCAIN RD
COLLEYVILLE, TX 76034-6319

Deed Date: 6/4/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207198879](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GILLENWATER ANTHONY;GILLENWATER B	7/15/2002	00158490000404	0015849	0000404
BRYCE JUDY KAY	7/28/1994	00116840001020	0011684	0001020
BRYCE CLAYTON II;BRYCE JUDY	6/27/1991	00103070002378	0010307	0002378
CHAPMAN WANDA CHRISTINE	9/30/1988	00103070002335	0010307	0002335
CHAPMAN CHRISTINE;CHAPMAN JOHN	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 ⁺
2025	\$997,250	\$319,750	\$1,317,000	\$1,317,000
2024	\$997,250	\$319,750	\$1,317,000	\$1,317,000
2023	\$1,561,724	\$319,750	\$1,881,474	\$1,452,000
2022	\$1,383,369	\$319,750	\$1,703,119	\$1,320,000
2021	\$910,500	\$289,500	\$1,200,000	\$1,200,000
2020	\$910,500	\$289,500	\$1,200,000	\$1,200,000

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.