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**Address:** [513 BANDIT TR](#)  
**City:** COLLEYVILLE  
**Georeference:** 46130-2-2A  
**Subdivision:** WESTERN TRAILS-COLLEYVILLE  
**Neighborhood Code:** 3C600I

**Latitude:** 32.9142764946  
**Longitude:** -97.1752196064  
**TAD Map:** 2096-452  
**MAPSCO:** TAR-025X



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

## PROPERTY DATA

**Legal Description:** WESTERN TRAILS-COLLEYVILLE Block 2 Lot 2A BLK 2 LTS 2A & 3B

**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:** 1973

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 04547969

**Site Name:** WESTERN TRAILS-COLLEYVILLE-2-2A-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,643

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 31,537

**Land Acres<sup>\*</sup>:** 0.7240

**Pool:** N

<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:**

RAMANUJAM KANNAN  
KANNAN MADHUBASHINI

**Primary Owner Address:**

513 BANDIT TR  
COLLEYVILLE, TX 76034

**Deed Date:** 3/9/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220058163](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODMAN BILLY C	12/31/1900	00056070000843	0005607	0000843

## 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	\$280,869	\$283,600	\$564,469	\$564,469
2024	\$280,869	\$283,600	\$564,469	\$564,469
2023	\$255,112	\$283,600	\$538,712	\$538,712
2022	\$131,352	\$283,600	\$414,952	\$414,952
2021	\$163,124	\$217,200	\$380,324	\$380,324
2020	\$150,396	\$217,200	\$367,596	\$233,572

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

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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.