



Address: [1306 PLANTATION DR S](#)
City: COLLEYVILLE
Georeference: 41345-4-23
Subdivision: TARA PLANTATION ADDITION
Neighborhood Code: 3C040B

Latitude: 32.8687100699
Longitude: -97.1451705351
TAD Map: 2108-436
MAPSCO: TAR-040S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TARA PLANTATION ADDITION
Block 4 Lot 23

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: 1982

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 04824687

Site Name: TARA PLANTATION ADDITION-4-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,178

Percent Complete: 100%

Land Sqft^{*}: 16,352

Land Acres^{*}: 0.3753

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MARTIN RYAN ALAN
MARTIN ALLISON ROSE

Primary Owner Address:

1306 PLANTATION DR S
COLLEYVILLE, TX 76034-4113

Deed Date: 4/17/2020

Deed Volume:

Deed Page:

Instrument: [D220089735](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KELLEY JAMES A;KELLEY PATRICIA	8/22/2006	D206265262	0000000	0000000
DRAPER BARRY L	7/1/2005	D205198963	0000000	0000000
CANTU JOHN A BEATRICE G	5/20/1988	00092810000921	0009281	0000921
HILL MARY;HILL ROBERT	8/7/1987	00090530000157	0009053	0000157
LICHLITER GENE E	4/29/1983	00074970000636	0007497	0000636
COLE LARRY DEVELOPME	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	\$472,717	\$187,700	\$660,417	\$660,417
2024	\$472,717	\$187,700	\$660,417	\$660,417
2023	\$507,236	\$187,700	\$694,936	\$622,243
2022	\$415,559	\$187,700	\$603,259	\$565,675
2021	\$401,630	\$112,620	\$514,250	\$514,250
2020	\$327,379	\$112,620	\$439,999	\$439,999

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.