



**Address:** [4003 FAIR HILL CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 41345-5-7  
**Subdivision:** TARA PLANTATION ADDITION  
**Neighborhood Code:** 3C040B

**Latitude:** 32.8701820553  
**Longitude:** -97.1462849134  
**TAD Map:** 2108-436  
**MAPSCO:** TAR-040S



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

## PROPERTY DATA

**Legal Description:** TARA PLANTATION ADDITION  
Block 5 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:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05128706

**Site Name:** TARA PLANTATION ADDITION-5-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,924

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,966

**Land Acres<sup>\*</sup>:** 0.5042

**Pool:** Y

<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:**

PATRIOT MANAGEMENT SERVICES LLC

**Primary Owner Address:**

4003 FAIR HILL CT  
COLLEYVILLE, TX 76034

**Deed Date:** 5/15/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220112576](#)

| Previous Owners  | Date       | Instrument                 | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| RAGUSA CO-TRUSTEE ELIZABETH MARIE;RAGUSA JOSEPH DOMINCK CO-TRUSTEE | 7/10/2017  | <a href="#">D217241295</a> |             |           |
| RAGUSA ELIZABETH MARIE;RAGUSA JOSEPH DOMINICK JR                   | 4/16/2016  | 2016000012164              |             |           |
| BALDWIN ELIZABETH;RAGUSA JOSEPH D JR                               | 3/14/2016  | <a href="#">D216057412</a> |             |           |
| BALDWIN ELIZABETH  | 5/11/2012  | 000000000000000            | 0000000     | 0000000   |
| BLOWERS ELIZABETH;BLOWERS THOMAS                                   | 9/14/2011  | <a href="#">D211224044</a> | 0000000     | 0000000   |
| WESSEL DEBRA WHITFIELD;WESSEL RICK                                 | 7/26/1993  | 00111770001628             | 0011177     | 0001628   |
| LIPSON DAVID;LIPSON ROSE M   | 2/19/1992  | 00105420000973             | 0010542     | 0000973   |
| CASLER LINDA;CASLER RONNIE   | 8/28/1984  | 00079330001611             | 0007933     | 0001611   |
| LARRY COLE DEVELOPMENT CO INC                                      | 12/31/1900 | 000000000000000            | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$387,820          | \$250,645   | \$638,465    | \$638,465                    |
| 2024 | \$387,820          | \$250,645   | \$638,465    | \$638,465                    |
| 2023 | \$416,788          | \$250,645   | \$667,433    | \$667,433                    |
| 2022 | \$342,083          | \$250,645   | \$592,728    | \$592,728                    |
| 2021 | \$340,037          | \$151,290   | \$491,327    | \$491,327                    |
| 2020 | \$295,587          | \$151,290   | \$446,877    | \$446,877                    |

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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## Tarrant Appraisal District Property Information | PDF

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.