



**Address:** [4526 SHADYWOOD LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 3725-A-22  
**Subdivision:** BROOK MEADOWS ADDITION  
**Neighborhood Code:** 3C050D

**Latitude:** 32.8764532267  
**Longitude:** -97.1187801392  
**TAD Map:** 2114-440  
**MAPSCO:** TAR-040R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BROOK MEADOWS ADDITION  
Block A Lot 22

**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:** 1994

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,063,853

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

**Site Number:** 05522919

**Site Name:** BROOK MEADOWS ADDITION-A-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,362

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 50,265

**Land Acres<sup>\*</sup>:** 1.1539

**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:**

KOHSMANN DIANE L

**Primary Owner Address:**

4526 SHADYWOOD LN  
COLLEYVILLE, TX 76034-4715

**Deed Date:** 2/3/2010

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** 0000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOHSMANN DIANE L;KOHSMANN R F EST	3/24/1994	00115170001050	0011517	0001050
KOHSMANN ROBERT F	5/3/1993	00110610000646	0011061	0000646
BROOK MEADOWS INC	1/1/1984	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 <sup>+</sup>
2025	\$802,789	\$261,064	\$1,063,853	\$1,063,853
2024	\$802,789	\$261,064	\$1,063,853	\$983,503
2023	\$798,602	\$261,064	\$1,059,666	\$894,094
2022	\$551,749	\$261,064	\$812,813	\$812,813
2021	\$580,331	\$242,314	\$822,645	\$822,645
2020	\$553,014	\$242,314	\$795,328	\$795,328

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.