



**Address:** [4809 PATTERSON LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 27125-1-2  
**Subdivision:** MUZYKA ADDITION  
**Neighborhood Code:** 3C040C

**Latitude:** 32.8776008553  
**Longitude:** -97.1314315902  
**TAD Map:** 2108-440  
**MAPSCO:** TAR-040Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MUZYKA ADDITION Block 1 Lot 2

**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:** 2004

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX PROTEST (00795)

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

**Site Number:** 05787335

**Site Name:** MUZYKA ADDITION-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,477

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 51,618

**Land Acres<sup>\*</sup>:** 1.1850

**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:**

PARKER THOMAS R

PARKER PHYLLIS

**Primary Owner Address:**

4809 PATTERSON  
COLLEYVILLE, TX 76034

**Deed Date:** 3/27/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215061372](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAVERBACK DAVID ALLAN	9/1/2009	<a href="#">D209245926</a>	0000000	0000000
HAVERBACK DAVID A;HAVERBACK KELLI	5/30/2007	<a href="#">D207193652</a>	0000000	0000000
ANGLIN BETH V;ANGLIN TIMOTHY S	3/11/2003	00164900000067	0016490	0000067
LANCE BPT LTD	4/29/1999	00137940000243	0013794	0000243
BARNARD LINDA KAY	4/23/1980	00069240002306	0006924	0002306

## 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	\$738,250	\$352,750	\$1,091,000	\$1,091,000
2024	\$832,879	\$352,750	\$1,185,629	\$1,185,629
2023	\$942,612	\$352,750	\$1,295,362	\$1,149,042
2022	\$691,834	\$352,750	\$1,044,584	\$1,044,584
2021	\$629,250	\$327,750	\$957,000	\$957,000
2020	\$565,443	\$327,750	\$893,193	\$893,193

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.