



**Address:** [216 COLT LN](#)  
**City:** KELLER  
**Georeference:** 45803-1-14  
**Subdivision:** WEST BURSEY RANCH ADDITION  
**Neighborhood Code:** 3K310H

**Latitude:** 32.8956353812  
**Longitude:** -97.2532810545  
**TAD Map:** 2072-444  
**MAPSCO:** TAR-037E



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WEST BURSEY RANCH  
ADDITION Block 1 Lot 14

**Jurisdictions:**  
CITY OF KELLER (013)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 1991

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 05811899  
**Site Name:** WEST BURSEY RANCH ADDITION-1-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,765  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,705  
**Land Acres<sup>\*</sup>:** 0.1309

<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:**  
TRUE NORTH PROPERTY OWNER C LLC  
**Primary Owner Address:**  
PO BOX 4090  
SCOTTSDALE, AZ 85261

**Deed Date:** 10/4/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223186287](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRUE NORTH BORROWER TEXAS LLC	12/30/2021	<a href="#">D222003382</a>		
FLORES AMANDA T;FLORES PAUL M	3/23/2017	<a href="#">D217064392</a>		
WS CAPITAL USA LLC	11/21/2016	<a href="#">D216274453</a>		
HERNANDEZ MARIA;HERNANDEZ RAFAEL	11/18/2008	<a href="#">D208435409</a>	0000000	0000000
BRAMER RAYMOND;BRAMER SYDNEY L	5/27/2003	000000000000000	0000000	0000000
BRAMER SCOTT;BRAMER SYDNEY ROUSE	3/12/2003	00164890000026	0016489	0000026
HUDMAN HOLLI K;HUDMAN JAY D	8/11/1997	00128780000138	0012878	0000138
PRESCHER LONNIE D	12/10/1993	00114520000226	0011452	0000226
PRESCHER LONNIE;PRESCHER MI H	10/17/1991	00104230001583	0010423	0001583
CHOICE HOMES INC	8/19/1991	00103690001679	0010369	0001679
WEST BURSEY RANCH PARTNERSHIP	7/15/1991	00103210002291	0010321	0002291
NCNB TEXAS NATIONAL BANK	8/2/1988	00093470001743	0009347	0001743
DELCO BURSEY RANCH PRTNSHP	1/1/1985	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	\$259,000	\$50,000	\$309,000	\$309,000
2024	\$259,000	\$50,000	\$309,000	\$309,000
2023	\$262,750	\$50,000	\$312,750	\$312,750
2022	\$242,998	\$25,000	\$267,998	\$267,998
2021	\$189,000	\$25,000	\$214,000	\$214,000
2020	\$223,058	\$25,000	\$248,058	\$248,058

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.