



**Address:** [7198 EVANS RD](#)  
**City:** COLLEYVILLE  
**Georeference:** 13110--3R1A  
**Subdivision:** EVANS, J C SUBDIVISION  
**Neighborhood Code:** 3C600A

**Latitude:** 32.9131243978  
**Longitude:** -97.1495898861  
**TAD Map:** 2102-452  
**MAPSCO:** TAR-026W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EVANS, J C SUBDIVISION Lot 3R1A

**Jurisdictions:**  
CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** C1  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 8/16/2024

**Site Number:** 05963478  
**Site Name:** EVANS, J C SUBDIVISION-3R1A  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size+++:** 0  
**Percent Complete:** 0%  
**Land Sqft\*:** 6,969  
**Land Acres\*:** 0.1600  
**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
1208 JOHN MCCAIN ROAD LLC  
**Primary Owner Address:**  
3340 STOCKTON LN  
ARGYLE, TX 76226

**Deed Date:** 1/17/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224009076](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAUFFMAN DONNA J;KAUFFMAN KURT H	7/29/1988	00093450002145	0009345	0002145
FIRST NATIONAL BANK/GRAPEVINE	3/17/1988	00092230001563	0009223	0001563
GILL WARREN D	8/22/1985	00082850002100	0008285	0002100



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	\$0	\$112,000	\$112,000	\$112,000
2024	\$0	\$80,000	\$80,000	\$68
2023	\$0	\$80,000	\$80,000	\$79
2022	\$0	\$80,000	\$80,000	\$87
2021	\$0	\$48,000	\$48,000	\$88
2020	\$0	\$48,000	\$48,000	\$96

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

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.