



**Address:** [803 LAUREL OAKS LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 23667-1-5  
**Subdivision:** LAUREL OAKS ESTATES  
**Neighborhood Code:** 3C800T

**Latitude:** 32.8916916199  
**Longitude:** -97.1561215571  
**TAD Map:** 2102-444  
**MAPSCO:** TAR-039H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAUREL OAKS ESTATES Block  
1 Lot 5

**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:** 1989  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$904,816  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06069002  
**Site Name:** LAUREL OAKS ESTATES-1-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,622  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,333  
**Land Acres<sup>\*</sup>:** 0.3519  
**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:**  
KNECHT MORGAN L  
KNECHT DAVID M  
**Primary Owner Address:**  
803 LAUREL OAKS LN  
COLLEYVILLE, TX 76034

**Deed Date:** 11/24/2014  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D214257419](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORPORATION	11/12/2014	<a href="#">D214257418</a>		
BREEDEN JACQUE;BREEDEN WILLIAM	8/28/2006	<a href="#">D206273264</a>	0000000	0000000
BAUGUS JANET E;BAUGUS KENNETH E	5/24/2000	00143590000420	0014359	0000420
OVERTON DAVID A;OVERTON REBECCA	11/26/1991	00104620002103	0010462	0002103
HUETTEMAN GWENDOLYN;HUETTEMAN MARK	7/16/1990	00099860001828	0009986	0001828
TEXPORT BUILDERS INC	1/1/1986	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	\$728,816	\$176,000	\$904,816	\$796,136
2024	\$728,816	\$176,000	\$904,816	\$723,760
2023	\$538,884	\$176,000	\$714,884	\$657,964
2022	\$487,526	\$176,000	\$663,526	\$598,149
2021	\$438,172	\$105,600	\$543,772	\$543,772
2020	\$470,202	\$105,600	\$575,802	\$575,802

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.