



**Address:** [7101 MONTICELLO PKWY](#)  
**City:** COLLEYVILLE  
**Georeference:** 26493C-1-1  
**Subdivision:** MONTICELLO ADDITION-COLLEYVILLE  
**Neighborhood Code:** 3C600E

**Latitude:** 32.9120349291  
**Longitude:** -97.1643076834  
**TAD Map:** 2102-452  
**MAPSCO:** TAR-025Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MONTICELLO ADDITION-COLLEYVILLE Block 1 Lot 1

**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:** \$776,170

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

**Site Number:** 06161685

**Site Name:** MONTICELLO ADDITION-COLLEYVILLE-1-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,585

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,424

**Land Acres<sup>\*</sup>:** 0.4000

**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:**

RIVERA ARSENIO JR  
RIVERA RESY

**Primary Owner Address:**

7101 MONTICELLO PKWY  
COLLEYVILLE, TX 76034-6853

**Deed Date:** 5/14/1993

**Deed Volume:** 0011278

**Deed Page:** 0000033

**Instrument:** 00112780000033

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROLDAN RODOLFO ETAL	7/17/1991	00103290001964	0010329	0001964
VICK JOHN C	3/8/1991	00102120000396	0010212	0000396
A D YOUNGBLOOD CONSTR INC	4/7/1989	00095630000565	0009563	0000565
EMERALD GREEN LTD	1/1/1987	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	\$576,170	\$200,000	\$776,170	\$733,953
2024	\$576,170	\$200,000	\$776,170	\$667,230
2023	\$573,942	\$200,000	\$773,942	\$606,573
2022	\$515,127	\$200,000	\$715,127	\$551,430
2021	\$381,300	\$120,000	\$501,300	\$501,300
2020	\$381,300	\$120,000	\$501,300	\$501,300

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.