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**Address:** [7401 MONTICELLO PKWY](#)  
**City:** COLLEYVILLE  
**Georeference:** 26493C-1-12  
**Subdivision:** MONTICELLO ADDITION-COLLEYVILLE  
**Neighborhood Code:** 3C600E

**Latitude:** 32.9153562663  
**Longitude:** -97.1642664216  
**TAD Map:** 2102-452  
**MAPSCO:** TAR-025U



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

## PROPERTY DATA

**Legal Description:** MONTICELLO ADDITION-COLLEYVILLE Block 1 Lot 12

**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:** 1990

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06161898

**Site Name:** MONTICELLO ADDITION-COLLEYVILLE-1-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,546

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,295

**Land Acres<sup>\*</sup>:** 0.3740

**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:**

OSBORNE DONALD  
OSBORNE SUSAN M

**Primary Owner Address:**

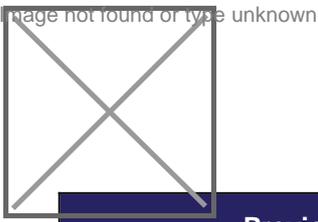
7401 MONTICELLO PKWY  
COLLEYVILLE, TX 76034-6860

**Deed Date:** 1/6/1995

**Deed Volume:** 0011861

**Deed Page:** 0000190

**Instrument:** 00118610000190



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASSOC RELOCATION MGMT CO INC	12/30/1994	00118610000187	0011861	0000187
STEINHAUS ALFRED EDGAR;STEINHAUS L	8/18/1990	00100200001111	0010020	0001111
CHEN K W	11/27/1989	00097950000603	0009795	0000603
KND INC	2/27/1989	00095260001589	0009526	0001589
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	\$620,954	\$187,050	\$808,004	\$808,004
2024	\$620,954	\$187,050	\$808,004	\$808,004
2023	\$675,186	\$187,050	\$862,236	\$742,797
2022	\$517,814	\$187,050	\$704,864	\$638,906
2021	\$468,594	\$112,230	\$580,824	\$580,824
2020	\$429,846	\$112,230	\$542,076	\$542,076

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.