



Address: [7407 MONTICELLO PKWY](#)
City: COLLEYVILLE
Georeference: 26493C-1-15
Subdivision: MONTICELLO ADDITION-COLLEYVILLE
Neighborhood Code: 3C600E

Latitude: 32.9162271265
Longitude: -97.1641952059
TAD Map: 2102-452
MAPSCO: TAR-025U



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 15

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: \$775,202
Protest Deadline Date: 5/24/2024

Site Number: 06161960
Site Name: MONTICELLO ADDITION-COLLEYVILLE-1-15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,042
Percent Complete: 100%
Land Sqft^{*}: 20,381
Land Acres^{*}: 0.4678
Pool: Y

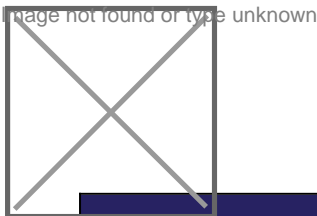
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
FRANCIS BOBBY
FRANCIS TERESA
Primary Owner Address:
7407 MONTICELLO PKWY
COLLEYVILLE, TX 76034-6860

Deed Date: 6/8/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207211898](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASHDOWN LIANE M;ASHDOWN MICHAEL	3/21/2003	00165210000208	0016521	0000208
RELOCATION RESOURCES INTER INC	2/11/2003	00165210000207	0016521	0000207
JACKSON CURTIS J;JACKSON DEANNA	10/9/1989	00097310002098	0009731	0002098
MBA HOMES INC	1/11/1989	00094870000792	0009487	0000792
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 ⁺
2025	\$541,252	\$233,950	\$775,202	\$775,202
2024	\$541,252	\$233,950	\$775,202	\$758,255
2023	\$588,102	\$233,950	\$822,052	\$689,323
2022	\$421,050	\$233,950	\$655,000	\$626,657
2021	\$429,318	\$140,370	\$569,688	\$569,688
2020	\$421,557	\$140,370	\$561,927	\$561,927

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.