



Address: [7602 LINCOLN CT](#)
City: COLLEYVILLE
Georeference: 26493C-2-20
Subdivision: MONTICELLO ADDITION-COLLEYVILLE
Neighborhood Code: 3C600E

Latitude: 32.9180374894
Longitude: -97.1675679877
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 2 Lot 20

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: \$833,898

Protest Deadline Date: 5/24/2024

Site Number: 06162878

Site Name: MONTICELLO ADDITION-COLLEYVILLE-2-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,484

Percent Complete: 100%

Land Sqft^{*}: 19,855

Land Acres^{*}: 0.4558

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:

GAULT LUCY MARIA

Primary Owner Address:

7602 LINCOLN CT
COLLEYVILLE, TX 76034-6810

Deed Date: 6/1/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212189684](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| GAULT LUCY M;GAULT RICHARD D | 8/25/2009 | D209247593 | 0000000 | 0000000 |
| HILL ROBERT C | 3/27/2006 | D206094201 | 0000000 | 0000000 |
| MUCHA BEVERLY;MUCHA JOHN D | 4/22/1994 | 00115630001500 | 0011563 | 0001500 |
| REED MICHAEL W;REED STEPHANIE | 5/2/1989 | 00095830000528 | 0009583 | 0000528 |
| FREED CUSTOM HOMES INC | 11/29/1988 | 00094530000623 | 0009453 | 0000623 |
| 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 | \$605,998 | \$227,900 | \$833,898 | \$833,898 |
| 2024 | \$605,998 | \$227,900 | \$833,898 | \$765,325 |
| 2023 | \$658,958 | \$227,900 | \$886,858 | \$695,750 |
| 2022 | \$529,421 | \$227,900 | \$757,321 | \$632,500 |
| 2021 | \$438,260 | \$136,740 | \$575,000 | \$575,000 |
| 2020 | \$438,260 | \$136,740 | \$575,000 | \$575,000 |

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.