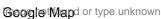
# Tarrant Appraisal District Property Information | PDF Account Number: 06162894

### Address: 7601 JOHN MCCAIN RD

type unknown

City: COLLEYVILLE Georeference: 26493C-2-22 Subdivision: MONTICELLO ADDITION-COLLEYVLLE Neighborhood Code: 3C600E Latitude: 32.9176475396 Longitude: -97.167998099 TAD Map: 2096-452 MAPSCO: TAR-025U



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

## PROPERTY DATA

Legal Description: MONTICELLO ADDITION-<br/>COLLEYVLLE Block 2 Lot 22Jurisdictions:<br/>CITY OF COLLEYVILLE (005)<br/>TARRANT COUNTY (220)SiTARRANT COUNTY (220)<br/>TARRANT COUNTY HOSPITAL (224)SiTARRANT COUNTY HOSPITAL (224)<br/>GRAPEVINE-COLLEYVILLE ISD (906)ApState Code: A<br/>Year Built: 1989LaPersonal Property Account: N/A<br/>Agent: None<br/>Protest Deadline Date: 5/24/2024Pa

Site Number: 06162894 Site Name: MONTICELLO ADDITION-COLLEYVLLE-2-22 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,922 Percent Complete: 100% Land Sqft<sup>\*</sup>: 16,733 Land Acres<sup>\*</sup>: 0.3841 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: TRIMMER CHRISTI

Primary Owner Address: 7601 JOHN MCCAIN RD COLLEYVILLE, TX 76034-6876 Deed Date: 2/21/2000 Deed Volume: 0014225 Deed Page: 0000466 Instrument: 00142250000466





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	Previous Owners	Date	Instrument	Deed Volume	Deed Page
TF	RIMMER JEFFREY W SR	12/29/1998	00136260000242	0013626	0000242
TF	RIMMER ELIZAB;TRIMMER JEFFREY W	5/28/1997	00127900000296	0012790	0000296
M	ACRAE HOLLY J;MACRAE THOMAS L	8/11/1989	00096740000794	0009674	0000794
N	EWTON BROTHERS CONST INC	3/21/1989	00095460000399	0009546	0000399
E	MERALD GREEN LTD	1/1/1987	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$669,401	\$192,050	\$861,451	\$861,451
2024	\$669,401	\$192,050	\$861,451	\$861,451
2023	\$728,476	\$192,050	\$920,526	\$783,220
2022	\$527,950	\$192,050	\$720,000	\$712,018
2021	\$532,059	\$115,230	\$647,289	\$647,289
2020	\$489,859	\$115,230	\$605,089	\$605,089

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.