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Address: [7601 JOHN MCCAIN RD](#)
City: COLLEYVILLE
Georeference: 26493C-2-22
Subdivision: MONTICELLO ADDITION-COLLEYVILLE
Neighborhood Code: 3C600E

Latitude: 32.9176475396
Longitude: -97.167998099
TAD Map: 2096-452
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 2 Lot 22

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
Protest Deadline Date: 5/24/2024

Site Number: 06162894
Site Name: MONTICELLO ADDITION-COLLEYVILLE-2-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,922
Percent Complete: 100%
Land Sqft^{*}: 16,733
Land Acres^{*}: 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

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRIMMER JEFFREY W SR	12/29/1998	00136260000242	0013626	0000242
TRIMMER ELIZAB;TRIMMER JEFFREY W	5/28/1997	00127900000296	0012790	0000296
MACRAE HOLLY J;MACRAE THOMAS L	8/11/1989	00096740000794	0009674	0000794
NEWTON BROTHERS CONST INC	3/21/1989	00095460000399	0009546	0000399
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	\$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.