



Address: [6402 CUTTER RIDGE CT](#)
City: COLLEYVILLE
Georeference: 9077-1-5R1
Subdivision: CUTTER RIDGE ESTATES ADDITION
Neighborhood Code: 3C600A

Latitude: 32.9015313137
Longitude: -97.1581818845
TAD Map: 2102-448
MAPSCO: TAR-039D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CUTTER RIDGE ESTATES
ADDITION Block 1 Lot 5R1

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: 1994

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$1,054,183

Protest Deadline Date: 5/24/2024

Site Number: 06355455

Site Name: CUTTER RIDGE ESTATES ADDITION-1-5R1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,323

Percent Complete: 100%

Land Sqft^{*}: 67,570

Land Acres^{*}: 1.5512

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:

BYRD JOSEPH DREW
BYRD STEPHANIE

Primary Owner Address:

6402 CUTTER RIDGE CT
COLLEYVILLE, TX 76034

Deed Date: 10/17/2019

Deed Volume:

Deed Page:

Instrument: [D219240125](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTIN PATRICIA R; MARTIN PAUL A	7/15/2002	00158330000029	0015833	0000029
CENDANT MOBILITY FIN CORP	6/25/2002	00158330000021	0015833	0000021
O'CONNOR REED C; O'CONNOR TAMMY	12/13/1994	00118400000903	0011840	0000903
LEGEND CUSTOM HOMES INC	7/25/1994	00116740000945	0011674	0000945
WILSON KEVIN D; WILSON LINDA J	10/8/1991	00104120002032	0010412	0002032
FOLSE BYRON T	1/1/1989	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	\$646,503	\$407,680	\$1,054,183	\$1,054,183
2024	\$646,503	\$407,680	\$1,054,183	\$980,605
2023	\$998,668	\$407,680	\$1,406,348	\$891,459
2022	\$402,737	\$407,680	\$810,417	\$810,417
2021	\$371,760	\$382,680	\$754,440	\$754,440
2020	\$336,490	\$382,680	\$719,170	\$719,170

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.