



**Address:** [298 BANDIT TR](#)  
**City:** COLLEYVILLE  
**Georeference:** 23557-1-1  
**Subdivision:** LANDMARK EST  
**Neighborhood Code:** 3C600A

**Latitude:** 32.91551933  
**Longitude:** -97.1705436834  
**TAD Map:** 2096-452  
**MAPSCO:** TAR-025T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LANDMARK EST Block 1 Lot 1

**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:** 1996

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,248,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06379885

**Site Name:** LANDMARK EST Block 1 Lot 1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,566

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,912

**Land Acres<sup>\*</sup>:** 0.5260

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

PHUNG TOAN THI

**Primary Owner Address:**

298 BANDIT TRL  
COLLEYVILLE, TX 76034

**Deed Date:** 12/31/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221017640](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAN DEAN HAI;PHUNG TOAN THI	12/30/2020	<a href="#">D221017640</a>		
PHAN DEAN HAI	11/23/2020	<a href="#">D220311063</a>		
MCCORMICK ADR INC	5/18/2018	<a href="#">D218107630</a>		
GASPER CHARLENE;GASPER JOHN B	9/29/1994	00117440001697	0011744	0001697
LEGRAND SANDRA;LEGRAND WILLIAM D	1/1/1989	000000000000000	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 <sup>+</sup>
2025	\$817,100	\$253,900	\$1,071,000	\$1,071,000
2024	\$994,100	\$253,900	\$1,248,000	\$1,028,500
2023	\$1,362,905	\$253,900	\$1,616,805	\$935,000
2022	\$596,100	\$253,900	\$850,000	\$850,000
2021	\$692,200	\$157,800	\$850,000	\$850,000
2020	\$623,112	\$157,800	\$780,912	\$780,912

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.