



Address: [1305 ASHFORD CT](#)
City: COLLEYVILLE
Georeference: 23265-1-33
Subdivision: LAKES OF SOMERSET, THE
Neighborhood Code: 3C040P

Latitude: 32.8763492453
Longitude: -97.1475700366
TAD Map: 2108-440
MAPSCO: TAR-040N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKES OF SOMERSET, THE
Block 1 Lot 33

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: 1990

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$1,225,125

Protest Deadline Date: 5/24/2024

Site Number: 06396011

Site Name: LAKES OF SOMERSET, THE-1-33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,231

Percent Complete: 100%

Land Sqft^{*}: 22,143

Land Acres^{*}: 0.5083

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:

SNELSON JAMES E JR
SNELSON NANCY

Primary Owner Address:

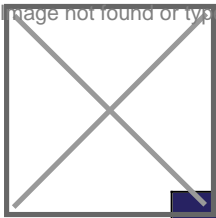
PO BOX 7385
FORT WORTH, TX 76111-0385

Deed Date: 7/22/1991

Deed Volume: 0010328

Deed Page: 0001713

Instrument: 00103280001713



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENNETH PRESSLEY INC	3/27/1990	00098860002299	0009886	0002299
LAKES OF SOMERSET INC	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	\$834,448	\$251,245	\$1,085,693	\$903,749
2024	\$973,880	\$251,245	\$1,225,125	\$821,590
2023	\$878,755	\$251,245	\$1,130,000	\$746,900
2022	\$427,755	\$251,245	\$679,000	\$679,000
2021	\$526,510	\$152,490	\$679,000	\$679,000
2020	\$529,807	\$149,193	\$679,000	\$679,000

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.