



Address: [304 CHARLOTTESVILLE AVE W](#)
City: COLLEYVILLE
Georeference: 26493C-8-18
Subdivision: MONTICELLO ADDITION-COLLEYVILLE
Neighborhood Code: 3C600E

Latitude: 32.9186088652
Longitude: -97.1707758996
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: MONTICELLO ADDITION-COLLEYVILLE Block 8 Lot 18

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: 1991

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 06433219

Site Name: MONTICELLO ADDITION-COLLEYVILLE-8-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,575

Percent Complete: 100%

Land Sqft^{*}: 20,000

Land Acres^{*}: 0.4591

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:

ROSEGRANTS REVOCABLE TRUST

Primary Owner Address:

304 W CHARLOTTESVILLE AVE
COLLEYVILLE, TX 76034

Deed Date: 3/11/2019

Deed Volume:

Deed Page:

Instrument: [D219111473](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROSENGRANTS COLLET;ROSENGRANTS CRAIG	10/29/1998	00135000000281	0013500	0000281
HOWELL CHAS E;HOWELL REGINA B	9/24/1997	00129280000474	0012928	0000474
SAUNDERS JOANNE L;SAUNDERS RANDY	11/24/1992	00108670002176	0010867	0002176
JOHN CRAIG CUSTOM BUILDER	10/10/1990	00100690000438	0010069	0000438
HILLS OF MONTICELLO INC	1/1/1990	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	\$575,273	\$229,550	\$804,823	\$804,823
2024	\$617,632	\$229,550	\$847,182	\$847,182
2023	\$740,450	\$229,550	\$970,000	\$810,700
2022	\$609,152	\$229,550	\$838,702	\$737,000
2021	\$532,270	\$137,730	\$670,000	\$670,000
2020	\$532,270	\$137,730	\$670,000	\$660,000

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.