



**Address:** [2410 TWELVE OAKS LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 36607-1-10  
**Subdivision:** ROSS DOWNS ESTATES  
**Neighborhood Code:** 3C020S

**Latitude:** 32.9064344433  
**Longitude:** -97.1284005497  
**TAD Map:** 2114-448  
**MAPSCO:** TAR-040C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ROSS DOWNS ESTATES Block  
1 Lot 10

**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:** None

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

**Notice Value:** \$761,628

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

**Site Number:** 06492290

**Site Name:** ROSS DOWNS ESTATES-1-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,591

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,174

**Land Acres<sup>\*</sup>:** 0.4860

**Pool:** Y

<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:**

EGAN FAMILY TRUST

**Primary Owner Address:**

2410 TWLEVE OAKS LN  
COLLEYVILLE, TX 76034

**Deed Date:** 12/2/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222281598](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EGAN ROBERT ELLIOTT	3/13/1996	00123050001739	0012305	0001739
EGAN GAIL;EGAN ROBERT	11/14/1991	00104440001337	0010444	0001337
RYAN HOMES	9/4/1991	00103880001673	0010388	0001673
OWEN E R	1/1/1991	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 <sup>+</sup>
2025	\$518,578	\$243,050	\$761,628	\$642,549
2024	\$518,578	\$243,050	\$761,628	\$584,135
2023	\$463,392	\$243,050	\$706,442	\$531,032
2022	\$390,172	\$243,050	\$633,222	\$482,756
2021	\$328,869	\$110,000	\$438,869	\$438,869
2020	\$336,930	\$110,000	\$446,930	\$446,930

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.