



**Address:** [2605 TWELVE OAKS LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 36607-2-2  
**Subdivision:** ROSS DOWNS ESTATES  
**Neighborhood Code:** 3C020S

**Latitude:** 32.9057576266  
**Longitude:** -97.1256545484  
**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  
2 Lot 2

**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:** 1992  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$982,057  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06492444  
**Site Name:** ROSS DOWNS ESTATES-2-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,893  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 22,771  
**Land Acres<sup>\*</sup>:** 0.5227  
**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:**  
BRYANT LYNN W  
**Primary Owner Address:**  
1825 HARWOOD CT  
HURST, TX 76054

**Deed Date:** 10/7/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222256337](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRYANT LYNN W;CARROLL ANTHONY L	10/1/2015	<a href="#">D215224130</a>		
CHRISTY DONNA;CHRISTY RAYMOND A	2/26/1993	00109660000323	0010966	0000323
COUNTER COMPANIES INC THE	10/22/1992	00108220000566	0010822	0000566
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	\$728,637	\$253,420	\$982,057	\$982,057
2024	\$728,637	\$253,420	\$982,057	\$827,410
2023	\$648,455	\$253,420	\$901,875	\$689,508
2022	\$548,881	\$253,420	\$802,301	\$626,825
2021	\$459,841	\$110,000	\$569,841	\$569,841
2020	\$467,000	\$110,000	\$577,000	\$577,000

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

There are no exemptions for this property

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.