



Address: [6506 BEDDO CT](#)
City: COLLEYVILLE
Georeference: 36607-3-31
Subdivision: ROSS DOWNS ESTATES
Neighborhood Code: 3C020S

Latitude: 32.9036371508
Longitude: -97.1338642977
TAD Map: 2108-448
MAPSCO: TAR-040B



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

PROPERTY DATA

Legal Description: ROSS DOWNS ESTATES Block
3 Lot 31

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: 1993

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 06521312

Site Name: ROSS DOWNS ESTATES-3-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,426

Percent Complete: 100%

Land Sqft^{*}: 14,833

Land Acres^{*}: 0.3405

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:

SINKOV NIKOLAI D
SINKOV KIMBERLY G

Primary Owner Address:

6506 BEDDO CT
COLLEYVILLE, TX 76034

Deed Date: 5/16/2022

Deed Volume:

Deed Page:

Instrument: [D222133241](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANDELL ANGELA M;MANDELL H LANCE	11/1/2012	D212278111	0000000	0000000
MANDELL H LANCE	7/7/2011	D211166850	0000000	0000000
SILVESTRI KRISTIN M	7/15/2005	D205229663	0000000	0000000
MCKEE LAURIE A	6/25/2002	00162740000427	0016274	0000427
MCKEE LAURIE A	12/7/2001	00000000000000	0000000	0000000
MCKEE LAURA;MCKEE ROBERT J EST	10/27/1999	00140840000199	0014084	0000199
GRABIJAS GREGG D;GRABIJAS TERI A	3/12/1996	00122980001715	0012298	0001715
KHALID JULIE D;KHALID W PETER	1/31/1994	00114410001968	0011441	0001968
CLARRY BUILT HOMES INC	9/28/1993	00112620000537	0011262	0000537
E R O DEVELOPMENT CO INC	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 ⁺
2025	\$520,876	\$170,250	\$691,126	\$691,126
2024	\$623,600	\$170,250	\$793,850	\$793,850
2023	\$587,551	\$170,250	\$757,801	\$757,801
2022	\$496,836	\$170,250	\$667,086	\$667,086
2021	\$417,134	\$110,000	\$527,134	\$527,134
2020	\$425,150	\$110,000	\$535,150	\$535,150

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)

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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.