



**Address:** [6607 CARRIAGE DR](#)  
**City:** COLLEYVILLE  
**Georeference:** 36607-8-4  
**Subdivision:** ROSS DOWNS ESTATES  
**Neighborhood Code:** 3C020S

**Latitude:** 32.9044057248  
**Longitude:** -97.1352193709  
**TAD Map:** 2108-448  
**MAPSCO:** TAR-040B



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  
8 Lot 4

**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:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Notice Value:** \$650,000

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

**Site Number:** 06522025

**Site Name:** ROSS DOWNS ESTATES-8-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,178

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,000

**Land Acres<sup>\*</sup>:** 0.2295

**Pool:** N

<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:**

YANG HUA  
YANG JIANYING GUO

**Primary Owner Address:**

6607 CARRIAGE DR  
COLLEYVILLE, TX 76034-5758

**Deed Date:** 12/18/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207453801](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAYNE JULIE L;PAYNE RICHARD R	9/29/2000	00145640000055	0014564	0000055
ESKANDER SAFWAT;ESKANDER SANAA	12/22/1992	00109030002319	0010903	0002319
MIKE SANDLIN HOMES INC	11/21/1991	00104520002311	0010452	0002311
SANDLIN J B	11/20/1991	00104520002229	0010452	0002229
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 <sup>+</sup>
2025	\$492,200	\$114,800	\$607,000	\$607,000
2024	\$535,200	\$114,800	\$650,000	\$582,514
2023	\$488,200	\$114,800	\$603,000	\$529,558
2022	\$423,565	\$114,800	\$538,365	\$481,416
2021	\$327,651	\$110,000	\$437,651	\$437,651
2020	\$327,651	\$110,000	\$437,651	\$437,651

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.