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**Address:** [401 LLOYD CIR](#)  
**City:** COLLEYVILLE  
**Georeference:** 27403-1-1  
**Subdivision:** MC CREADY ESTATE ADDITION  
**Neighborhood Code:** 3C800A

**Latitude:** 32.8826049834  
**Longitude:** -97.1626561015  
**TAD Map:** 2102-440  
**MAPSCO:** TAR-039L



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

## PROPERTY DATA

**Legal Description:** MC CREADY ESTATE  
ADDITION Block 1 Lot 1

**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

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

**Site Number:** 06534732

**Site Name:** MC CREADY ESTATE ADDITION-1-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,142

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 61,419

**Land Acres<sup>\*</sup>:** 1.4100

**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:**

COHEN RICHARD S

**Primary Owner Address:**

401 LLOYD CIR  
COLLEYVILLE, TX 76034-3546

**Deed Date:** 7/21/1994

**Deed Volume:** 0011666

**Deed Page:** 0000251

**Instrument:** 00116660000251

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCREADY JANET R;MCCREADY ROSS A	12/31/1992	00109040002300	0010904	0002300
DEVON CONSTRUCTION INC	4/14/1992	00106060001484	0010606	0001484
SANFORD DANA;SANFORD TRACEY	1/1/1992	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	\$734,703	\$386,500	\$1,121,203	\$1,121,203
2024	\$734,703	\$386,500	\$1,121,203	\$1,121,203
2023	\$732,312	\$386,500	\$1,118,812	\$1,084,871
2022	\$642,722	\$386,500	\$1,029,222	\$986,246
2021	\$580,203	\$361,500	\$941,703	\$896,587
2020	\$481,626	\$361,500	\$843,126	\$815,079

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.