



Address: [4613 PATTERSON LN](#)
City: COLLEYVILLE
Georeference: 7364-1-2
Subdivision: CLARK ADDITION-COLLEYVILLE
Neighborhood Code: 3C040C

Latitude: 32.8757023207
Longitude: -97.1309021552
TAD Map: 2108-436
MAPSCO: TAR-040Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CLARK ADDITION-COLLEYVILLE Block 1 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: 1994

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 06558615

Site Name: CLARK ADDITION-COLLEYVILLE-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,730

Percent Complete: 100%

Land Sqft^{*}: 163,219

Land Acres^{*}: 3.7470

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:

COCKROFT CYNTHIA ANN

Primary Owner Address:

PO BOX 1320
COLLEYVILLE, TX 76034

Deed Date: 1/17/2023

Deed Volume:

Deed Page:

Instrument: [D223017341](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COCKROFT CYNTHIA;COCKROFT EULEON	6/29/2012	D212158804	0000000	0000000
MACKEY LOIS A;MACKEY SHAWN T	4/28/1994	00115640002144	0011564	0002144
SHAWN T MACKEY CONST INC	2/18/1994	00114640000899	0011464	0000899
CLARK EDITH J;CLARK JOHN E	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 ⁺
2025	\$736,230	\$737,050	\$1,473,280	\$1,473,280
2024	\$797,617	\$737,050	\$1,534,667	\$1,534,667
2023	\$682,950	\$737,050	\$1,420,000	\$1,420,000
2022	\$629,632	\$737,050	\$1,366,682	\$1,343,381
2021	\$509,205	\$712,050	\$1,221,255	\$1,221,255
2020	\$454,230	\$712,050	\$1,166,280	\$1,166,280

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.