



Address: [6801 KENNEDY DR](#)
City: COLLEYVILLE
Georeference: 36607-10-6
Subdivision: ROSS DOWNS ESTATES
Neighborhood Code: 3C020S

Latitude: 32.9066872283
Longitude: -97.135219277
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
10 Lot 6

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$590,547

Protest Deadline Date: 5/24/2024

Site Number: 06572642

Site Name: ROSS DOWNS ESTATES-10-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,527

Percent Complete: 100%

Land Sqft^{*}: 10,013

Land Acres^{*}: 0.2298

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KAVIANI PARICHEHR S

Primary Owner Address:

6801 KENNEDY DR
COLLEYVILLE, TX 76034-5770

Deed Date: 4/18/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208163239](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAVIANI RAMA ETAL	2/28/2006	D206064420	0000000	0000000
FRIEDRICHS C;FRIEDRICHS CHRISTOPHER	8/13/1998	00134010000348	0013401	0000348
LUDINGTON MATHEW;LUDINGTON NIKI	1/30/1996	00122560001483	0012256	0001483
LANDMARK BANK MID CITIES	1/3/1995	00118510001070	0011851	0001070
GARY NORDLING INC	5/6/1994	00115850000422	0011585	0000422
E R O DEVELOPMENT CO INC	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	\$475,597	\$114,950	\$590,547	\$541,717
2024	\$475,597	\$114,950	\$590,547	\$492,470
2023	\$420,251	\$114,950	\$535,201	\$447,700
2022	\$361,888	\$114,950	\$476,838	\$407,000
2021	\$259,999	\$110,001	\$370,000	\$370,000
2020	\$259,999	\$110,001	\$370,000	\$370,000

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

- 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.