



**Address:** [6316 WESTCOAT DR](#)  
**City:** COLLEYVILLE  
**Georeference:** 2540-1-8  
**Subdivision:** BETTINGER PLACE  
**Neighborhood Code:** 3C500A

**Latitude:** 32.9014499331  
**Longitude:** -97.1673431252  
**TAD Map:** 2102-448  
**MAPSCO:** TAR-039C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BETTINGER PLACE Block 1 Lot  
8 & LT 9B SCH BNDRY SPLIT

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** C1

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$119,595

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

**Site Number:** 00219568

**Site Name:** BETTINGER PLACE-1-8-90

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,428

**Land Acres<sup>\*</sup>:** 0.4689

**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:**

JOHANN MELISSA

**Primary Owner Address:**

6316 WESTCOAT DR  
COLLEYVILLE, TX 76034

**Deed Date:** 6/26/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217147779](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEATH BETTYE S;HEATH H DARRYL	5/20/2016	<a href="#">D216110548</a>		
TURNER JOSEPH;TURNER LORI	11/9/2015	<a href="#">D215256134</a>		
SWEAZEY MARK A	9/28/1999	00140380000149	0014038	0000149
BRAUN CARL;BRAUN DEBRA	1/1/1993	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	\$0	\$119,595	\$119,595	\$105,060
2024	\$0	\$119,595	\$119,595	\$95,509
2023	\$0	\$119,595	\$119,595	\$86,826
2022	\$0	\$119,595	\$119,595	\$78,933
2021	\$0	\$71,757	\$71,757	\$71,757
2020	\$0	\$71,757	\$71,757	\$71,757

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.