



**Address:** [809 COLSON DR](#)  
**City:** ARLINGTON  
**Georeference:** 7847-1-13  
**Subdivision:** COLSON ESTATES ADDITION  
**Neighborhood Code:** 1S020X

**Latitude:** 32.6433491642  
**Longitude:** -97.09990212  
**TAD Map:** 2120-352  
**MAPSCO:** TAR-111F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COLSON ESTATES ADDITION  
Block 1 Lot 13

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$395,233

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

**Site Number:** 06637159

**Site Name:** COLSON ESTATES ADDITION-1-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,543

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,187

**Land Acres<sup>\*</sup>:** 0.1649

**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:**

GABAN JANET

**Primary Owner Address:**

809 COLSON DR  
ARLINGTON, TX 76002-2970

**Deed Date:** 4/8/2003

**Deed Volume:** 0016603

**Deed Page:** 0000020

**Instrument:** 00166030000020

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLSON DR TRUST # 809	11/2/2001	00152880000285	0015288	0000285
ATKINSON DOUGLAS;ATKINSON NORMA	9/16/1995	00122220000631	0012222	0000631
HISTORY MAKER INC	3/24/1995	00119200000819	0011920	0000819
MITCHELL B N	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	\$330,550	\$64,683	\$395,233	\$357,160
2024	\$330,550	\$64,683	\$395,233	\$324,691
2023	\$355,103	\$40,000	\$395,103	\$295,174
2022	\$276,297	\$40,000	\$316,297	\$268,340
2021	\$234,866	\$40,000	\$274,866	\$243,945
2020	\$205,799	\$40,000	\$245,799	\$221,768

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.