



**Address:** [2102 FRANCES DR](#)  
**City:** COLLEYVILLE  
**Georeference:** 36607-13-11  
**Subdivision:** ROSS DOWNS ESTATES  
**Neighborhood Code:** 3C020S

**Latitude:** 32.9029242717  
**Longitude:** -97.1348304187  
**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  
13 Lot 11

**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:** PROPERTY TAX PROTEST (00795)

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

**Site Number:** 06638279

**Site Name:** ROSS DOWNS ESTATES-13-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,875

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,898

**Land Acres<sup>\*</sup>:** 0.3879

**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:**

AZEVEDO LIVING TRUST

**Primary Owner Address:**

2102 FRANCES DR  
COLLEYVILLE, TX 76034

**Deed Date:** 9/20/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222236043](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AZEVEDO VICTOR BARROSO;LAWLEY LINDA FRANKIE	5/7/2021	<a href="#">D221130737</a>		
MURPHY TIMOTHY EST	9/26/2007	<a href="#">D207348742</a>	0000000	0000000
KAVANAUGH PUN-TIN SUSANNA	11/8/1994	00117970000370	0011797	0000370
MIKE SANDLIN HOMES INC	1/1/1993	000000000000000	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	\$463,481	\$193,950	\$657,431	\$657,431
2024	\$519,042	\$193,950	\$712,992	\$712,992
2023	\$509,080	\$193,950	\$703,030	\$697,449
2022	\$403,731	\$193,950	\$597,681	\$597,681
2021	\$334,954	\$110,000	\$444,954	\$444,954
2020	\$340,929	\$110,000	\$450,929	\$450,929

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.