



Address: [1307 CALDWELL CREEK DR](#)
City: COLLEYVILLE
Georeference: 6090H-2-25
Subdivision: CALDWELL'S CREEK ADDITION
Neighborhood Code: 3C700C

Latitude: 32.9083395277
Longitude: -97.1466871966
TAD Map: 2108-448
MAPSCO: TAR-026W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CALDWELL'S CREEK
ADDITION Block 2 Lot 25

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: 1996

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$1,147,000

Protest Deadline Date: 5/24/2024

Site Number: 06645380

Site Name: CALDWELL'S CREEK ADDITION-2-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,792

Percent Complete: 100%

Land Sqft^{*}: 16,308

Land Acres^{*}: 0.3743

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:

MARAGOUDAKIS CYNTHIA

Primary Owner Address:

1307 CALDWELL CREEK DR
COLLEYVILLE, TX 76034-6627

Deed Date: 3/5/2003

Deed Volume: 0016490

Deed Page: 0000020

Instrument: 00164900000020

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIDSON ELLEN;DAVIDSON JOHN V	6/24/1997	00128240000324	0012824	0000324
TLZ CUSTOM HOMES INC	5/16/1996	00123750000177	0012375	0000177
CALDWELL'S CREEK LTD	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 ⁺
2025	\$913,000	\$234,000	\$1,147,000	\$1,072,165
2024	\$913,000	\$234,000	\$1,147,000	\$974,695
2023	\$899,045	\$234,000	\$1,133,045	\$886,086
2022	\$621,000	\$234,000	\$855,000	\$805,533
2021	\$563,553	\$168,750	\$732,303	\$732,303
2020	\$563,553	\$168,750	\$732,303	\$732,303

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.