



**Address:** [1506 COLIN CT](#)  
**City:** KELLER  
**Georeference:** 9535-B-3  
**Subdivision:** DE LA LUCE, MARIA ESTATES  
**Neighborhood Code:** 3K330K

**Latitude:** 32.9061698949  
**Longitude:** -97.2154232744  
**TAD Map:** 2084-448  
**MAPSCO:** TAR-038A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DE LA LUCE, MARIA ESTATES  
Block B Lot 3

**Jurisdictions:**

CITY OF KELLER (013)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$633,102

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

**Site Number:** 06744516

**Site Name:** DE LA LUCE, MARIA ESTATES-B-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,241

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,977

**Land Acres<sup>\*</sup>:** 0.2749

**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:**

AYALA SYLVIA

**Primary Owner Address:**

1506 COLIN CT  
KELLER, TX 76248

**Deed Date:** 8/8/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218175904](#)

| Previous Owners                  | Date       | Instrument     | Deed Volume | Deed Page |
|----------------------------------|------------|----------------|-------------|-----------|
| TRAN QUAN T DANG;TRAN THAO T     | 10/31/1995 | 00121540000839 | 0012154     | 0000839   |
| BOOSTANI LAURA L;BOOSTANI MOHSEN | 3/30/1995  | 00119260000582 | 0011926     | 0000582   |
| DBH ENTERPRISES INC              | 1/1/1994   | 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 | \$538,102          | \$95,000    | \$633,102    | \$571,672                    |
| 2024 | \$538,102          | \$95,000    | \$633,102    | \$519,702                    |
| 2023 | \$511,764          | \$95,000    | \$606,764    | \$472,456                    |
| 2022 | \$426,630          | \$65,000    | \$491,630    | \$429,505                    |
| 2021 | \$325,459          | \$65,000    | \$390,459    | \$390,459                    |
| 2020 | \$303,071          | \$65,000    | \$368,071    | \$368,071                    |

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.