



Address: [4004 STEEPLECHASE DR](#)
City: COLLEYVILLE
Georeference: 3584H-1-3
Subdivision: BRIDLEWOOD ESTATES
Neighborhood Code: 3C040Q

Latitude: 32.8686897891
Longitude: -97.1640908846
TAD Map: 2102-436
MAPSCO: TAR-039U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BRIDLEWOOD ESTATES Block
1 Lot 3

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: 1997

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00844) N

Notice Sent Date: 4/15/2025

Notice Value: \$746,000

Protest Deadline Date: 5/24/2024

Site Number: 06746349

Site Name: BRIDLEWOOD ESTATES-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,148

Percent Complete: 100%

Land Sqft^{*}: 15,313

Land Acres^{*}: 0.3515

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

JANICE ROWE LIVING TRUST

Primary Owner Address:

4004 STEEPLECHASE DR
COLLEYVILLE, TX 76034

Deed Date: 1/23/2023

Deed Volume:

Deed Page:

Instrument: [D223014215](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROWE JANICE HOLLAND;ROWE THOMAS JOHN	10/23/2020	D220275168		
BEAN GEORGIA;BEAN ROY	3/12/1998	00131250000123	0013125	0000123
MIKE SANDLIN HOMES INC	7/6/1994	00116510000178	0011651	0000178
SANDLIN PROPERTIES 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 ⁺
2025	\$534,250	\$175,750	\$710,000	\$710,000
2024	\$570,250	\$175,750	\$746,000	\$654,096
2023	\$467,594	\$175,750	\$643,344	\$594,633
2022	\$423,969	\$175,750	\$599,719	\$540,575
2021	\$391,432	\$100,000	\$491,432	\$491,432
2020	\$337,304	\$100,000	\$437,304	\$437,304

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.