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Address: [306 LLOYD CIR](#)
City: COLLEYVILLE
Georeference: 44730-1-1
Subdivision: VINEYARD CUSTOM ESTATES
Neighborhood Code: 3C800A

Latitude: 32.8840794083
Longitude: -97.164937658
TAD Map: 2102-440
MAPSCO: TAR-039L



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

PROPERTY DATA

Legal Description: VINEYARD CUSTOM ESTATES
Block 1 Lot 1

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: GOODRICH REALTY CONSULTING (00974)

Protest Deadline Date: 5/24/2024

Site Number: 06873642

Site Name: VINEYARD CUSTOM ESTATES-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,225

Percent Complete: 100%

Land Sqft^{*}: 107,941

Land Acres^{*}: 2.4780

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:

GODOI CARLOS RODRIGO

GODOI MEREDITH

Primary Owner Address:

306 LLOYD CIR

COLLEYVILLE, TX 76034

Deed Date: 6/8/2018

Deed Volume:

Deed Page:

Instrument: [D218126578](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLIGADO ERIC J;COLIGADO TANKHOA	2/19/2009	D209050549	0000000	0000000
MCCREADY JANET;MCCREADY ROSS	1/1/1995	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	\$742,572	\$546,700	\$1,289,272	\$1,289,272
2024	\$742,572	\$546,700	\$1,289,272	\$1,289,272
2023	\$794,274	\$546,700	\$1,340,974	\$1,237,500
2022	\$578,300	\$546,700	\$1,125,000	\$1,125,000
2021	\$603,300	\$521,700	\$1,125,000	\$1,125,000
2020	\$529,300	\$521,700	\$1,051,000	\$1,051,000

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.