



**Address:** [2403 HAWTHORNE AVE](#)  
**City:** COLLEYVILLE  
**Georeference:** 23927C-B-8  
**Subdivision:** LEYTON GROVE ADDITION  
**Neighborhood Code:** 3C020L

**Latitude:** 32.8866631384  
**Longitude:** -97.1301763674  
**TAD Map:** 2108-440  
**MAPSCO:** TAR-040L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LEYTON GROVE ADDITION  
Block B Lot 8

**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:** 2000

**Personal Property Account:** N/A

**Agent:** NORTH TEXAS PROPERTY TAX SERV (00855)

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

**Notice Value:** \$1,500,400

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

**Site Number:** 07195052

**Site Name:** LEYTON GROVE ADDITION-B-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,965

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,000

**Land Acres<sup>\*</sup>:** 0.4591

**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:**

ABRAHAMS HARRISON  
ABRAHAMS DIDA

**Primary Owner Address:**

2403 HAWTHORNE AVE  
COLLEYVILLE, TX 76034-5441

**Deed Date:** 6/8/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218126640](#)

| Previous Owners                | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| LUCHT JULIE;LUCHT SHAWN        | 12/28/2010 | <a href="#">D210320316</a> | 0000000     | 0000000   |
| LOFTIS LISA P                  | 9/9/2004   | <a href="#">D204357947</a> | 0000000     | 0000000   |
| LOFTIS LISA;LOFTIS TODD        | 8/30/2002  | 00159380000107             | 0015938     | 0000107   |
| BAILEY DRAPER CUSTOM HOMES INC | 2/4/2000   | 00142090000163             | 0014209     | 0000163   |
| KESWICK LTD PARTNERSHIP        | 1/1/1998   | 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 | \$1,018,000        | \$300,000   | \$1,318,000  | \$1,318,000                  |
| 2024 | \$1,200,400        | \$300,000   | \$1,500,400  | \$1,391,500                  |
| 2023 | \$1,269,400        | \$275,000   | \$1,544,400  | \$1,265,000                  |
| 2022 | \$875,000          | \$275,000   | \$1,150,000  | \$1,150,000                  |
| 2021 | \$875,000          | \$275,000   | \$1,150,000  | \$1,150,000                  |
| 2020 | \$915,000          | \$275,000   | \$1,190,000  | \$1,190,000                  |

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.