



Address: [2006 CASPIAN LN](#)
City: COLLEYVILLE
Georeference: 42158C-E-13
Subdivision: TIMARRON-CASCADES AT TIMARRON
Neighborhood Code: 3C700G

Latitude: 32.9140587772
Longitude: -97.1375645649
TAD Map: 2108-452
MAPSCO: TAR-026X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TIMARRON-CASCADES AT
TIMARRON Block E Lot 13

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: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,380,628

Protest Deadline Date: 5/24/2024

Site Number: 07303963

Site Name: TIMARRON-CASCADES AT TIMARRON-E-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,543

Percent Complete: 100%

Land Sqft^{*}: 17,513

Land Acres^{*}: 0.4020

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:

DRAUDE JOHN FRANCIS III
DRAUDE JILL

Primary Owner Address:

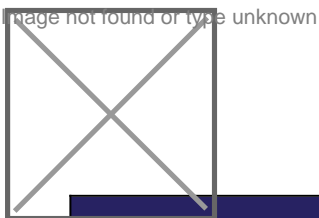
2006 CASPIAN LN
COLLEYVILLE, TX 76034

Deed Date: 8/3/2021

Deed Volume:

Deed Page:

Instrument: [D221296097](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DRAUDE JILL;DRAUDE JOHN	3/16/2015	D215052433		
CARTUS FINANCIAL CORPORATION	10/1/2014	D215052432		
WEBER LYNN;WEBER STEPHEN	3/7/2007	D207089134	0000000	0000000
POLO CUSTOM HOMES	5/25/1999	00138650000217	0013865	0000217
MASERANG ROBT D;MASERANG TRACY D	5/25/1999	00138310000547	0013831	0000547
WESTERRA TIMARRON LP	1/1/1999	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	\$1,179,628	\$201,000	\$1,380,628	\$1,380,628
2024	\$1,179,628	\$201,000	\$1,380,628	\$1,289,433
2023	\$1,255,566	\$201,000	\$1,456,566	\$1,172,212
2022	\$864,647	\$201,000	\$1,065,647	\$1,065,647
2021	\$694,899	\$175,000	\$869,899	\$869,899
2020	\$628,832	\$175,000	\$803,832	\$803,832

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.