



**Address:** [1904 CASPIAN LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 42158C-E-16  
**Subdivision:** TIMARRON-CASCADES AT TIMARRON  
**Neighborhood Code:** 3C700G

**Latitude:** 32.9141243994  
**Longitude:** -97.1386066062  
**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 16

**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:** \$1,106,000

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

**Site Number:** 07304005

**Site Name:** TIMARRON-CASCADES AT TIMARRON-E-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,667

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,806

**Land Acres<sup>\*</sup>:** 0.3169

**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:**

COX RALPH F JR

COX DEBBIE

**Primary Owner Address:**

1904 CASPIAN LN  
COLLEYVILLE, TX 76034-7305

**Deed Date:** 8/8/2003

**Deed Volume:** 0017068

**Deed Page:** 0000086

**Instrument:** [D203300296](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENDANT MOBILTY FIN CORP	6/29/2002	00158240000429	0015824	0000429
GIETTER BRAD M;GIETTER DEBRA R	1/25/2000	00141930000305	0014193	0000305
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 <sup>+</sup>
2025	\$899,550	\$158,450	\$1,058,000	\$1,058,000
2024	\$947,550	\$158,450	\$1,106,000	\$964,478
2023	\$991,550	\$158,450	\$1,150,000	\$876,798
2022	\$638,639	\$158,450	\$797,089	\$797,089
2021	\$658,036	\$175,000	\$833,036	\$799,718
2020	\$552,016	\$175,000	\$727,016	\$727,016

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.