



**Address:** [1900 CASPIAN LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 42158C-E-17  
**Subdivision:** TIMARRON-CASCADES AT TIMARRON  
**Neighborhood Code:** 3C700G

**Latitude:** 32.914044343  
**Longitude:** -97.1389180553  
**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 17

**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:** TARRANT PROPERTY TAX SERVICE (0065)N

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

**Notice Value:** \$1,135,000

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

**Site Number:** 07304013

**Site Name:** TIMARRON-CASCADES AT TIMARRON-E-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,236

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,410

**Land Acres<sup>\*</sup>:** 0.3078

<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:**

HEMANI ASIF

**Primary Owner Address:**

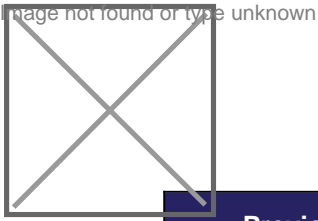
1900 CASPIAN LN  
COLLEYVILLE, TX 76034

**Deed Date:** 12/21/2000

**Deed Volume:** 0014664

**Deed Page:** 0000027

**Instrument:** 00146640000027



Previous Owners	Date	Instrument	Deed Volume	Deed Page
POLO CUSTOM HOMES	10/27/1999	00140920000559	0014092	0000559
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	\$847,935	\$153,950	\$1,001,885	\$1,001,885
2024	\$981,050	\$153,950	\$1,135,000	\$949,850
2023	\$981,731	\$153,950	\$1,135,681	\$863,500
2022	\$631,050	\$153,950	\$785,000	\$785,000
2021	\$610,000	\$175,000	\$785,000	\$770,000
2020	\$525,000	\$175,000	\$700,000	\$700,000

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.