



Address: [1613 DOUGLAS AVE](#)
City: COLLEYVILLE
Georeference: 26427C-4-2
Subdivision: MONTERRA ADDITION
Neighborhood Code: 3C800H

Latitude: 32.9062682156
Longitude: -97.140785992
TAD Map: 2108-448
MAPSCO: TAR-040B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MONTERRA ADDITION Block 4
Lot 2

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: 2002

Personal Property Account: N/A

Agent: PROPERTY TAX PROTEST (00795)

Notice Sent Date: 4/15/2025

Notice Value: \$744,148

Protest Deadline Date: 5/24/2024

Site Number: 07411979

Site Name: MONTERRA ADDITION-4-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,440

Percent Complete: 100%

Land Sqft^{*}: 14,681

Land Acres^{*}: 0.3370

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:

STEWART ZACHARY A
STEWART KELSEY A

Primary Owner Address:

1613 DOUGLAS AVE
COLLEYVILLE, TX 76034-6264

Deed Date: 7/7/2020

Deed Volume:

Deed Page:

Instrument: [D220161187](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON STEVEN	1/19/2006	D206019274	0000000	0000000
RUTLEDGE PORTIA;RUTLEDGE S STGERMAIN	10/31/2002	00161300000432	0016130	0000432
PULTE HOME CORP OF TEXAS	1/1/1999	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 ⁺
2025	\$522,635	\$168,500	\$691,135	\$665,500
2024	\$575,648	\$168,500	\$744,148	\$605,000
2023	\$558,316	\$168,500	\$726,816	\$550,000
2022	\$331,500	\$168,500	\$500,000	\$500,000
2021	\$398,900	\$101,100	\$500,000	\$500,000
2020	\$405,069	\$101,100	\$506,169	\$506,169

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)
- DISABLED VET 70 to 99 PCT 11.22

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.