



Address: [1417 DOUGLAS AVE](#)
City: COLLEYVILLE
Georeference: 26427C-4-14
Subdivision: MONTERRA ADDITION
Neighborhood Code: 3C800H

Latitude: 32.9048382482
Longitude: -97.1444876875
TAD Map: 2108-448
MAPSCO: TAR-040A



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 14

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$782,906

Protest Deadline Date: 5/24/2024

Site Number: 07412118

Site Name: MONTERRA ADDITION-4-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,647

Percent Complete: 100%

Land Sqft^{*}: 14,583

Land Acres^{*}: 0.3347

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

DACUS LIVING TRUST

Primary Owner Address:

1417 DOUGLAS AVE
COLLEYVILLE, TX 76034

Deed Date: 4/26/2024

Deed Volume:

Deed Page:

Instrument: [D224079540](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|------------|----------------------------|-------------|-----------|
| DACUS MICHELE R | 12/12/2013 | D213313998 | 0000000 | 0000000 |
| ROTH JULIE;ROTH ROBERT W | 12/11/2012 | D212305500 | 0000000 | 0000000 |
| ROTH JULIE;ROTH ROBERT W | 10/29/2012 | D212272632 | 0000000 | 0000000 |
| ROTH JULIE;ROTH ROBERT W | 11/1/2002 | D210323252 | 0000000 | 0000000 |
| PULTE HOME CORP OF TEXAS | 1/1/1999 | 0000000000000000 | 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 | \$615,506 | \$167,400 | \$782,906 | \$673,433 |
| 2024 | \$615,506 | \$167,400 | \$782,906 | \$612,212 |
| 2023 | \$527,600 | \$167,400 | \$695,000 | \$556,556 |
| 2022 | \$338,560 | \$167,400 | \$505,960 | \$505,960 |
| 2021 | \$398,060 | \$100,440 | \$498,500 | \$498,500 |
| 2020 | \$398,060 | \$100,440 | \$498,500 | \$498,500 |

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.