



**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<sup>+++</sup>:** 3,647

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,583

**Land Acres<sup>\*</sup>:** 0.3347

**Pool:** N

<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:**

DACUS LIVING TRUST

**Primary Owner Address:**

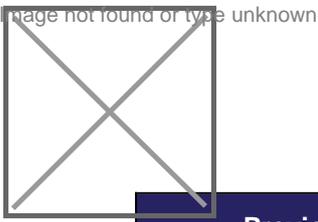
1417 DOUGLAS AVE  
COLLEYVILLE, TX 76034

**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	<a href="#">D213313998</a>	0000000	0000000
ROTH JULIE;ROTH ROBERT W	12/11/2012	<a href="#">D212305500</a>	0000000	0000000
ROTH JULIE;ROTH ROBERT W	10/29/2012	<a href="#">D212272632</a>	0000000	0000000
ROTH JULIE;ROTH ROBERT W	11/1/2002	<a href="#">D210323252</a>	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 <sup>+</sup>
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.