



Address: [1424 DOUGLAS AVE](#)
City: COLLEYVILLE
Georeference: 26427C-5-7
Subdivision: MONTERRA ADDITION
Neighborhood Code: 3C800H

Latitude: 32.9056369557
Longitude: -97.1438979625
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 5
Lot 7

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: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$919,440

Protest Deadline Date: 5/24/2024

Site Number: 07412304

Site Name: MONTERRA ADDITION-5-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,144

Percent Complete: 100%

Land Sqft^{*}: 20,683

Land Acres^{*}: 0.4748

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:

NAIK YATINKUMAR
NAIK BIJALBEN

Primary Owner Address:

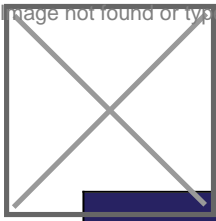
1424 DOUGLAS AVE
COLLEYVILLE, TX 76034-6259

Deed Date: 9/12/2016

Deed Volume:

Deed Page:

Instrument: [D216213851](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIRANI ROSEMINA;VIRANI SALIM	2/26/2008	D208075045	0000000	0000000
MADHANI SALIMA;MADHANI SHAFIQUE	12/29/2000	00146860000321	0014686	0000321
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	\$682,040	\$237,400	\$919,440	\$812,885
2024	\$682,040	\$237,400	\$919,440	\$738,986
2023	\$618,178	\$237,400	\$855,578	\$671,805
2022	\$373,332	\$237,400	\$610,732	\$610,732
2021	\$431,393	\$142,440	\$573,833	\$573,833
2020	\$431,393	\$142,440	\$573,833	\$573,833

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.