



**Address:** [1420 DOUGLAS AVE](#)  
**City:** COLLEYVILLE  
**Georeference:** 26427C-5-8  
**Subdivision:** MONTERRA ADDITION  
**Neighborhood Code:** 3C800H

**Latitude:** 32.9054550112  
**Longitude:** -97.1442040707  
**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 8

**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:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$726,813

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

**Site Number:** 07412312

**Site Name:** MONTERRA ADDITION-5-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,957

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,318

**Land Acres<sup>\*</sup>:** 0.3746

**Pool:** Y

<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:**

GIFFORD EDDIE R  
GIFFORD SUSAN D

**Primary Owner Address:**

1420 DOUGLAS AVE  
COLLEYVILLE, TX 76034-6259

**Deed Date:** 3/1/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207102571](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRUDENTIAL RELOCATION INC	2/23/2007	<a href="#">D207102570</a>	0000000	0000000
KAMP LISA M;KAMP STEPHEN	12/31/2001	00154050000160	0015405	0000160
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 <sup>+</sup>
2025	\$539,513	\$187,300	\$726,813	\$650,580
2024	\$539,513	\$187,300	\$726,813	\$591,436
2023	\$492,299	\$187,300	\$679,599	\$537,669
2022	\$301,490	\$187,300	\$488,790	\$488,790
2021	\$356,714	\$112,380	\$469,094	\$469,094
2020	\$358,320	\$112,380	\$470,700	\$470,700

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.