



Address: [1204 OPAL CT](#)
City: COLLEYVILLE
Georeference: 37481--13
Subdivision: SAPPHIRE ENCLAVE ADDITION, THE
Neighborhood Code: 3C800L

Latitude: 32.9045176775
Longitude: -97.1470320646
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: SAPPHIRE ENCLAVE
ADDITION, THE Lot 13

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: NORTH TEXAS PROPERTY TAX SERV (00855)

Notice Sent Date: 4/15/2025

Notice Value: \$673,300

Protest Deadline Date: 5/24/2024

Site Number: 07828357

Site Name: SAPPHIRE ENCLAVE ADDITION, THE-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,150

Percent Complete: 100%

Land Sqft^{*}: 25,241

Land Acres^{*}: 0.5794

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:

TERHOEVE JOHN M
TERHOEVE JULIE C

Primary Owner Address:

1204 OPAL CT
COLLEYVILLE, TX 76034-6281

Deed Date: 11/21/2002

Deed Volume: 0016702

Deed Page: 0000164

Instrument: 00167020000164

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOME CORP OF TEXAS	2/1/2002	00154620000103	0015462	0000103
RISCHON DEVELOPMENT CORP	1/1/2001	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	\$327,075	\$261,925	\$589,000	\$589,000
2024	\$411,375	\$261,925	\$673,300	\$658,845
2023	\$629,075	\$261,925	\$891,000	\$598,950
2022	\$424,197	\$261,925	\$686,122	\$544,500
2021	\$321,150	\$173,850	\$495,000	\$495,000
2020	\$321,150	\$173,850	\$495,000	\$495,000

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.