



Address: [1716 BYRON NELSON PKWY](#)
City: COLLEYVILLE
Georeference: 42174--17
Subdivision: TIMARRON VILLAGE H-COLYVLE
Neighborhood Code: 3S0200

Latitude: 32.9169954181
Longitude: -97.1315668338
TAD Map: 2108-452
MAPSCO: TAR-026U



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: TIMARRON VILLAGE H-COLYVLE Lot 17

Jurisdictions:

CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (00855)

Notice Sent Date: 4/15/2025

Notice Value: \$2,300,567

Protest Deadline Date: 5/24/2024

Site Number: 40226301

Site Name: TIMARRON VILLAGE H-COLYVLE-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 7,173

Percent Complete: 100%

Land Sqft^{*}: 27,889

Land Acres^{*}: 0.6402

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CUNNINGHAM DAVID
CUNNINGHAM D'LISSA

Primary Owner Address:

1716 BYRON NELSON PKWY
SOUTHLAKE, TX 76092-9637

Deed Date: 11/1/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207393558](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIRVA RELOCATION LLC	11/1/2007	D207393557	0000000	0000000
LIVON DAVID B	8/5/2005	D205232410	0000000	0000000
PRIDDY BRIAN;PRIDDY HARA B	7/15/2004	D204229283	0000000	0000000
CARY HY CUSTOM HOMES LTD	9/29/2003	D203373071	0000000	0000000
SOUTHLAKE RESIDENTIAL PROP LTD	1/1/2003	00000000000000	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	\$1,346,200	\$700,000	\$2,046,200	\$1,983,190
2024	\$1,600,567	\$700,000	\$2,300,567	\$1,802,900
2023	\$1,637,790	\$700,000	\$2,337,790	\$1,639,000
2022	\$890,000	\$600,000	\$1,490,000	\$1,490,000
2021	\$890,000	\$600,000	\$1,490,000	\$1,490,000
2020	\$904,120	\$585,880	\$1,490,000	\$1,490,000

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.