



**Address:** [5931 CRESCENT LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 12751B-B-12  
**Subdivision:** EMERALD PARK ADDITION -COLLEY  
**Neighborhood Code:** 3C500J

**Latitude:** 32.8958621037  
**Longitude:** -97.1821321175  
**TAD Map:** 2096-444  
**MAPSCO:** TAR-039E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EMERALD PARK ADDITION -  
COLLEY Block B Lot 12

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** GILL DENSON & COMPANY LLC (12107) **Pool:** N

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

**Site Number:** 40307875

**Site Name:** EMERALD PARK ADDITION -COLLEY-B-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,110

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,290

**Land Acres<sup>\*</sup>:** 0.1673

<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:**

RUBAL FRANK SANTIAGO

RUBAL LYDIA

**Primary Owner Address:**

5931 CRESCENT LN  
COLLEYVILLE, TX 76034

**Deed Date:** 10/11/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222247680](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OP GOLD LLC	5/25/2022	<a href="#">D222134926</a>		
ROBBINS DONALD;ROBBINS MARTHA	10/30/2006	<a href="#">D206353044</a>	0000000	0000000
GOODMAN FAMILY BUILDERS LP	4/4/2005	<a href="#">D205097706</a>	0000000	0000000
EMERALD PARK RESID DEV 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 <sup>+</sup>
2025	\$551,300	\$83,700	\$635,000	\$635,000
2024	\$581,795	\$83,700	\$665,495	\$665,495
2023	\$568,444	\$83,700	\$652,144	\$652,144
2022	\$462,385	\$83,700	\$546,085	\$454,397
2021	\$328,088	\$85,000	\$413,088	\$413,088
2020	\$328,088	\$85,000	\$413,088	\$413,088

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.