



Address: [717 ARCADY LN](#)
City: COLLEYVILLE
Georeference: 35295-1-15
Subdivision: ROSEWOOD VILLAS
Neighborhood Code: 3C500K

Latitude: 32.9015477622
Longitude: -97.1801936963
TAD Map: 2096-448
MAPSCO: TAR-039A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROSEWOOD VILLAS Block 1 Lot 15

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40346129

Site Name: ROSEWOOD VILLAS-1-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,172

Percent Complete: 100%

Land Sqft^{*}: 6,490

Land Acres^{*}: 0.1489

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:

ADAMS ASHLEY

LARSON ERIC

Primary Owner Address:

717 ARCADY LN
COLLEYVILLE, TX 76034

Deed Date: 3/26/2025

Deed Volume:

Deed Page:

Instrument: [D225052255](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EVANS DAVID	8/9/2021	D221230042		
CRAIG JAMES;CRAIG LESSA B	2/6/2015	D215029021		
SHEA JIM	9/8/2011	D211220291	0000000	0000000
TERRY DOUGLAS L	4/26/2004	D204133962	0000000	0000000
WESTGATE VILLAS LTD	1/1/2003	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	\$800,000	\$150,000	\$950,000	\$950,000
2024	\$800,000	\$150,000	\$950,000	\$950,000
2023	\$800,000	\$130,000	\$930,000	\$930,000
2022	\$750,715	\$110,000	\$860,715	\$860,715
2021	\$571,711	\$110,000	\$681,711	\$681,711
2020	\$574,282	\$110,000	\$684,282	\$684,282

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.