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Address: [8021 COLBI LN](#)
City: FORT WORTH
Georeference: 44708J-1-2
Subdivision: VILLAGE MEADOWS ADDITION
Neighborhood Code: 1B030F

Latitude: 32.7455135624
Longitude: -97.180319191
TAD Map: 2096-392
MAPSCO: TAR-081A



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

PROPERTY DATA

Legal Description: VILLAGE MEADOWS ADDITION
Block 1 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 40562859

Site Name: VILLAGE MEADOWS ADDITION-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,308

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

AMERICAN HOMES 4 RENT PROPERTIES 8

Primary Owner Address:

23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 3/3/2015

Deed Volume:

Deed Page:

Instrument: [D215056793](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REED DANETTE;REED DONAVER	8/16/2005	D205252741	0000000	0000000
HMH LIFESTYLES LP	3/22/2005	D205097456	0000000	0000000
GENESIS HOMES OF TEXAS LP	8/12/2004	D204272458	0000000	0000000
SIERRA DEVELOPERS INC	1/1/2004	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	\$235,058	\$55,000	\$290,058	\$290,058
2024	\$264,064	\$55,000	\$319,064	\$319,064
2023	\$293,355	\$55,000	\$348,355	\$348,355
2022	\$251,254	\$40,000	\$291,254	\$291,254
2021	\$201,258	\$40,000	\$241,258	\$241,258
2020	\$157,677	\$40,000	\$197,677	\$197,677

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

There are no exemptions for this property

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.