



Address: [8141 COLBI LN](#)
City: FORT WORTH
Georeference: 44708J-1-21
Subdivision: VILLAGE MEADOWS ADDITION
Neighborhood Code: 1B030F

Latitude: 32.7455595236
Longitude: -97.1771101222
TAD Map: 2096-392
MAPSCO: TAR-081B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGE MEADOWS ADDITION
Block 1 Lot 21

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 40563057
Site Name: VILLAGE MEADOWS ADDITION-1-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,514
Percent Complete: 100%
Land Sqft^{*}: 5,300
Land Acres^{*}: 0.1216
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:
YAMASA CO LTD A JAPANESE CORPORATIONN
Primary Owner Address:
PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 7/28/2023
Deed Volume:
Deed Page:
Instrument: CW D224152692

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAFORGE FAIRLLE	4/24/2014	CW D224152691	0	0
DONOVAN FAIRLLE;DONOVAN JAMES A	7/25/2005	D205220595	0000000	0000000
HMH LIFESTYLES LP	9/29/2004	D207142618	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	\$217,163	\$52,250	\$269,413	\$269,413
2024	\$272,750	\$52,250	\$325,000	\$325,000
2023	\$321,055	\$52,250	\$373,305	\$278,179
2022	\$266,387	\$38,000	\$304,387	\$252,890
2021	\$201,093	\$38,000	\$239,093	\$229,900
2020	\$171,000	\$38,000	\$209,000	\$209,000

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

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.