



Address: [8016 COLBI LN](#)
City: FORT WORTH
Georeference: 44708J-2-2
Subdivision: VILLAGE MEADOWS ADDITION
Neighborhood Code: 1B030F

Latitude: 32.7452835891
Longitude: -97.1808148317
TAD Map: 2096-392
MAPSCO: TAR-081E



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 2 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: TEXAS PROPERTY TAX REDUCTIONS LLC (00246)

Protest Deadline Date: 5/24/2024

Site Number: 40563111

Site Name: VILLAGE MEADOWS ADDITION-2-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,025

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

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:

NGUYEN KIM CHI THI
PHAM HONG NHUNG THI

Primary Owner Address:

8016 COLBI LN
FORT WORTH, TX 76120

Deed Date: 10/31/2022

Deed Volume:

Deed Page:

Instrument: [D222260898](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TINKLER JACQUELINE	10/3/2005	D205300748	0000000	0000000
HMH LIFESTYLES LP	2/8/2005	D205045810	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	\$275,000	\$55,000	\$330,000	\$330,000
2024	\$275,000	\$55,000	\$330,000	\$330,000
2023	\$317,500	\$55,000	\$372,500	\$372,500
2022	\$243,176	\$40,000	\$283,176	\$274,574
2021	\$223,700	\$40,000	\$263,700	\$249,613
2020	\$218,317	\$40,000	\$258,317	\$226,921

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.