



Address: [8028 COLBI LN](#)
City: FORT WORTH
Georeference: 44708J-3-5
Subdivision: VILLAGE MEADOWS ADDITION
Neighborhood Code: 1B030F

Latitude: 32.7449018367
Longitude: -97.1801885487
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 3 Lot 5

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: 2006
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40563219
Site Name: VILLAGE MEADOWS ADDITION-3-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,019
Percent Complete: 100%
Land Sqft^{*}: 9,583
Land Acres^{*}: 0.2199
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:
TORRES CHRISTIAN
PACKER COURTNEY
Primary Owner Address:
8028 COBI LN
FORT WORTH, TX 76120

Deed Date: 5/2/2023
Deed Volume:
Deed Page:
Instrument: [D223075855](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| MADELEINE RESIDENTIAL LLC | 12/19/2022 | D222291393 | | |
| LONGINO VANESSA | 5/13/2021 | 324-682008-20 | | |
| LONGINO FREDRICK;LONGINO VANESSA | 5/12/2006 | D206151358 | 0000000 | 0000000 |
| HMH LIFESTYLES LP | 12/12/2005 | D205373861 | 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 | \$332,195 | \$55,000 | \$387,195 | \$387,195 |
| 2024 | \$332,195 | \$55,000 | \$387,195 | \$387,195 |
| 2023 | \$321,916 | \$55,000 | \$376,916 | \$376,916 |
| 2022 | \$251,331 | \$40,000 | \$291,331 | \$276,717 |
| 2021 | \$260,454 | \$40,000 | \$300,454 | \$251,561 |
| 2020 | \$218,997 | \$40,000 | \$258,997 | \$228,692 |

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.