



Address: [8044 COLBI LN](#)
City: FORT WORTH
Georeference: 44708J-3-9
Subdivision: VILLAGE MEADOWS ADDITION
Neighborhood Code: 1B030F

Latitude: 32.7448654348
Longitude: -97.1795091146
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 9

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: None

Protest Deadline Date: 5/24/2024

Site Number: 40563251

Site Name: VILLAGE MEADOWS ADDITION-3-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,532

Percent Complete: 100%

Land Sqft^{*}: 7,841

Land Acres^{*}: 0.1800

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:

GUERRERO JESUS MORENO
CORTEZ JUDITH DE LA PAZ AVILA

Primary Owner Address:

8044 COLBI LN
FORT WORTH, TX 76120-5633

Deed Date: 11/27/2017

Deed Volume:

Deed Page:

Instrument: [D217277048](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LORING DAVID P	9/13/2012	D212227063	0000000	0000000
FEDERAL HOME LOAN MTG CORP	3/6/2012	D212068303	0000000	0000000
BUSTILLOS VERONICA	10/3/2005	D206032442	0000000	0000000
HMH LIFESTYLES LP	2/22/2005	D205058778	0000000	0000000
GENESIS HOMES OF TEXAS LP	8/12/2004	D204272458	0000000	0000000
SIERRA DEVELOPERS INC	1/1/2004	0000000000000000	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	\$197,729	\$55,000	\$252,729	\$252,729
2024	\$197,729	\$55,000	\$252,729	\$252,729
2023	\$223,054	\$55,000	\$278,054	\$278,054
2022	\$185,722	\$40,000	\$225,722	\$225,722
2021	\$156,234	\$40,000	\$196,234	\$196,234
2020	\$132,233	\$40,000	\$172,233	\$172,233

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.