



**Address:** [8108 COLBI LN](#)  
**City:** FORT WORTH  
**Georeference:** 44708J-3-15  
**Subdivision:** VILLAGE MEADOWS ADDITION  
**Neighborhood Code:** 1B030F

**Latitude:** 32.744957721  
**Longitude:** -97.1784951233  
**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 15

**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

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$343,794

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40563324

**Site Name:** VILLAGE MEADOWS ADDITION-3-15

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,564

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,197

**Land Acres<sup>\*</sup>:** 0.2800

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

RILEY DONOVAN LEKEITH  
RILEY KENDRA LEE

**Primary Owner Address:**

8108 COLBI LN  
FORT WORTH, TX 76120

**Deed Date:** 5/26/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217129270](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TATE CHRISTOPHER	9/21/2016	<a href="#">D216239144</a>		
TATE CHRISTOPHER	10/11/2013	d214228591		
MILITARY WARRIORS SUPPORT FOUN	9/9/2013	<a href="#">D213275722</a>	0000000	0000000
BANK OF AMERICA	9/4/2012	<a href="#">D212228640</a>	0000000	0000000
GONZALES CESAR A;GONZALES MARIA H	5/19/2005	<a href="#">D205149591</a>	0000000	0000000
HMH LIFESTYLES LP	1/3/2005	<a href="#">D205014809</a>	0000000	0000000
GENESIS HOMES OF TEXAS LP	8/12/2004	<a href="#">D204272458</a>	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 <sup>+</sup>
2025	\$288,794	\$55,000	\$343,794	\$343,794
2024	\$288,794	\$55,000	\$343,794	\$338,399
2023	\$326,488	\$55,000	\$381,488	\$307,635
2022	\$253,638	\$40,000	\$293,638	\$279,668
2021	\$226,907	\$40,000	\$266,907	\$254,244
2020	\$191,131	\$40,000	\$231,131	\$231,131

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.