



Address: [2305 COLBI CT](#)
City: FORT WORTH
Georeference: 44708J-3-22
Subdivision: VILLAGE MEADOWS ADDITION
Neighborhood Code: 1B030F

Latitude: 32.7450458927
Longitude: -97.1775210053
TAD Map: 2096-392
MAPSCO: TAR-081F



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 22

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: OCONNOR & ASSOCIATES (00436)
Protest Deadline Date: 5/24/2024

Site Number: 40563391
Site Name: VILLAGE MEADOWS ADDITION-3-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,308
Percent Complete: 100%
Land Sqft^{*}: 6,098
Land Acres^{*}: 0.1399
Pool: N

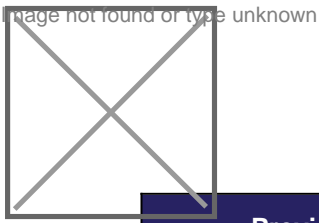
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
AHMED KHAWAR J
AHMED SADIA K
Primary Owner Address:
402 OLD YORK RD
TRENTON, NJ 08620-9768

Deed Date: 1/31/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206037887](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$241,102	\$55,000	\$296,102	\$296,102
2024	\$253,440	\$55,000	\$308,440	\$308,440
2023	\$279,000	\$55,000	\$334,000	\$334,000
2022	\$239,604	\$40,000	\$279,604	\$279,604
2021	\$140,000	\$40,000	\$180,000	\$180,000
2020	\$140,000	\$40,000	\$180,000	\$180,000

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.