



**Address:** [1205 TUSCANY DR](#)  
**City:** COLLEYVILLE  
**Georeference:** 44033F--11  
**Subdivision:** TUSCANY-COLLEYVILLE  
**Neighborhood Code:** 3C800P

**Latitude:** 32.8950309857  
**Longitude:** -97.1494227241  
**TAD Map:** 2102-444  
**MAPSCO:** TAR-040E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** TUSCANY-COLLEYVILLE Lot 11

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$778,000

**Protest Deadline Date:** 6/2/2025

**Site Number:** 40687651

**Site Name:** TUSCANY-COLLEYVILLE-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,440

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,440

**Land Acres<sup>\*</sup>:** 0.3085

**Pool:** Y

<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:**

REORDAN RICHARD L  
REORDAN ANDREA

**Primary Owner Address:**

1205 TUSCANY DR  
COLLEYVILLE, TX 76034-6082

**Deed Date:** 10/20/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216247794](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KELLER AMY K;KELLER JAMES L	5/22/2013	<a href="#">D213131328</a>	0000000	0000000
FORTE KYLE;FORTE PHILIP T III	12/15/2006	<a href="#">D206399545</a>	0000000	0000000
STILLBROOKE HOMES OF TEXAS INC	7/7/2005	<a href="#">D205198422</a>	0000000	0000000
HWC TUSCANY COLLEYVILLE LTD	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	\$623,750	\$154,250	\$778,000	\$689,153
2024	\$623,750	\$154,250	\$778,000	\$626,503
2023	\$622,460	\$154,250	\$776,710	\$569,548
2022	\$497,233	\$154,250	\$651,483	\$517,771
2021	\$380,701	\$90,000	\$470,701	\$470,701
2020	\$382,382	\$90,000	\$472,382	\$472,382

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.