



Address: [6004 VOLTERRA CT](#)
City: COLLEYVILLE
Georeference: 44033F--14
Subdivision: TUSCANY-COLLEYVILLE
Neighborhood Code: 3C800P

Latitude: 32.8956242901
Longitude: -97.1495417131
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 14

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: \$678,150

Protest Deadline Date: 5/24/2024

Site Number: 40687694

Site Name: TUSCANY-COLLEYVILLE-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,029

Percent Complete: 100%

Land Sqft^{*}: 7,265

Land Acres^{*}: 0.1667

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:

LAN LIN

Primary Owner Address:

6004 VOLTERRA CT
COLLEYVILLE, TX 76034

Deed Date: 3/24/2017

Deed Volume:

Deed Page:

Instrument: [D217066465](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARNES LARRY D;BARNES MARY P	3/16/2012	D212067392	0000000	0000000
MCCASLAND CHRISTINA M	5/23/2011	D211126872	0000000	0000000
SIRVA RELOC PROP LLC	4/27/2011	D211126871	0000000	0000000
QUINN DAVID;QUINN LYNNETTE	2/16/2007	D207062348	0000000	0000000
STILLBROOKE HOMES OF TEXAS INC	7/7/2005	D205198422	0000000	0000000
HWC TUSCANY COLLEYVILLE LTD	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	\$594,750	\$83,400	\$678,150	\$597,881
2024	\$601,600	\$83,400	\$685,000	\$543,528
2023	\$511,600	\$83,400	\$595,000	\$494,116
2022	\$481,169	\$83,400	\$564,569	\$449,196
2021	\$318,360	\$90,000	\$408,360	\$408,360
2020	\$319,844	\$90,000	\$409,844	\$409,844

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.