



**Address:** [204 HAWKS RIDGE TR](#)  
**City:** COLLEYVILLE  
**Georeference:** 31112B-C-14  
**Subdivision:** OLD GROVE ADDITION  
**Neighborhood Code:** 3C500D

**Latitude:** 32.9100337488  
**Longitude:** -97.1696111849  
**TAD Map:** 2096-452  
**MAPSCO:** TAR-025X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OLD GROVE ADDITION Block C  
Lot 14

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,215,127

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

**Site Number:** 40694429

**Site Name:** OLD GROVE ADDITION-C-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,912

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,397

**Land Acres<sup>\*</sup>:** 0.3764

**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:**

YANG YAN

**Primary Owner Address:**

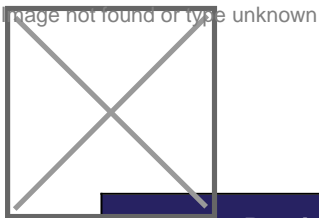
204 HAWKS RIDGE TRL  
COLLEYVILLE, TX 76034

**Deed Date:** 10/1/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215223844](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOLL DALLAS TX LLC	12/30/2011	<a href="#">D211314598</a>	0000000	0000000
RIDGE AT ALTA VISTA INV I LLC	8/2/2011	<a href="#">D211183785</a>	0000000	0000000
OLD GROVE LIMITED PARTNERSHIP	1/1/2005	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	\$869,800	\$188,200	\$1,058,000	\$1,038,180
2024	\$1,026,927	\$188,200	\$1,215,127	\$943,800
2023	\$1,089,564	\$188,200	\$1,277,764	\$858,000
2022	\$591,800	\$188,200	\$780,000	\$780,000
2021	\$615,000	\$165,000	\$780,000	\$780,000
2020	\$619,210	\$164,790	\$784,000	\$784,000

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

- 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.