



**Address:** [7009 DAVID LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 45091-2-24R  
**Subdivision:** WARWICK PARC  
**Neighborhood Code:** 3C700H

**Latitude:** 32.9096630645  
**Longitude:** -97.1528051681  
**TAD Map:** 2102-452  
**MAPSCO:** TAR-025Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WARWICK PARC Block 2 Lot 24R

**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:** 4/15/2025

**Notice Value:** \$1,487,663

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

**Site Number:** 40909948

**Site Name:** WARWICK PARC-2-24R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,719

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,003

**Land Acres<sup>\*</sup>:** 0.4592

**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:**

HUGGINS CODY  
HUGGINS BONITA ANN

**Primary Owner Address:**

7009 DAVID LN  
COLLEYVILLE, TX 76034

**Deed Date:** 8/26/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224152325](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLOWE BRAD E;CLOWE RHONDA	5/21/2014	<a href="#">D214111034</a>	0000000	0000000
ANDERSON DEBRA;ANDERSON MICHAEL	12/8/2006	<a href="#">D206389754</a>	0000000	0000000
D DECAVITTE PROPERTIES LP	9/2/2005	<a href="#">D205280858</a>	0000000	0000000
WHITES CHAPEL JOINT VENTURE	8/16/2005	0000000000000000	0000000	0000000
WHITES CHAPEL JOINT VENTURE	1/1/2005	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 <sup>+</sup>
2025	\$1,258,063	\$229,600	\$1,487,663	\$1,487,663
2024	\$1,258,063	\$229,600	\$1,487,663	\$1,474,220
2023	\$1,276,865	\$229,600	\$1,506,465	\$1,340,200
2022	\$1,114,791	\$229,600	\$1,344,391	\$1,218,364
2021	\$999,808	\$150,000	\$1,149,808	\$1,107,604
2020	\$856,913	\$150,000	\$1,006,913	\$1,006,913

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.