



# Tarrant Appraisal District Property Information | PDF Account Number: 41016459

### Address: 7212 JOHN MCCAIN RD

City: COLLEYVILLE Georeference: 8315-1-1R Subdivision: COOPER ADDITION-COLLEYVILLE Neighborhood Code: 3C600A Latitude: 32.9134839211 Longitude: -97.1674199345 TAD Map: 2102-452 MAPSCO: TAR-025Y



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

## PROPERTY DATA

Legal Description: COOPER ADDITION-COLLEYVILLE Block 1 Lot 1R 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 Protest Deadline Date: 5/24/2024

Site Number: 41016459 Site Name: COOPER ADDITION-COLLEYVILLE-1-1R Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 12,000 Percent Complete: 100% Land Sqft<sup>\*</sup>: 120,486 Land Acres<sup>\*</sup>: 2.7660 Pool: Y

#### +++ Rounded.

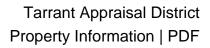
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

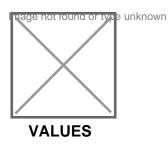
## **OWNER INFORMATION**

## Current Owner: JUDON MATTHEW JUDON BREIGHANN

Primary Owner Address: 7212 JOHN MCCAIN RD COLLEYVILLE, TX 76034 Deed Date: 8/13/2021 Deed Volume: Deed Page: Instrument: D221237874

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROYLES KIMBERLEY; BROYLES RANDY	12/20/2019	D219293261		
DRAPER ELIZABETH;DRAPER JAMES	1/1/2005	000000000000000000000000000000000000000	000000	0000000





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	\$2,920,274	\$589,900	\$3,510,174	\$3,510,174
2024	\$2,920,274	\$589,900	\$3,510,174	\$3,510,174
2023	\$3,399,252	\$589,900	\$3,989,152	\$3,989,152
2022	\$2,565,821	\$589,900	\$3,155,721	\$3,155,721
2021	\$1,420,101	\$564,900	\$1,985,001	\$1,985,001
2020	\$1,420,100	\$564,900	\$1,985,000	\$1,985,000

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.