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**Address:** [716 LOCKLEY WAY](#)  
**City:** COLLEYVILLE  
**Georeference:** 8545-A-16  
**Subdivision:** COVINGTON ADDITION  
**Neighborhood Code:** 3C500T

**Latitude:** 32.8962024817  
**Longitude:** -97.1787161841  
**TAD Map:** 2096-444  
**MAPSCO:** TAR-039E



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

## PROPERTY DATA

**Legal Description:** COVINGTON ADDITION Block A  
Lot 16

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2008

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,448,807

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

**Site Number:** 41285611

**Site Name:** COVINGTON ADDITION-A-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,277

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,072

**Land Acres<sup>\*</sup>:** 0.4607

**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:**

BELADI FARZAD H  
BELADI KIMBERLY A

**Primary Owner Address:**

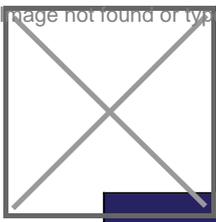
716 LOCKLEY WAY  
COLLEYVILLE, TX 76034

**Deed Date:** 12/15/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215279667](#)



| Previous Owners                | Date      | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| ADKINS MARY A;ADKINS STEPHEN D | 8/4/2010  | <a href="#">D210190373</a> | 0000000     | 0000000   |
| AMERICAN BANK NA               | 6/22/2010 | <a href="#">D210153364</a> | 0000000     | 0000000   |
| GRB CONSTRUCTION INC           | 11/6/2007 | <a href="#">D207405168</a> | 0000000     | 0000000   |
| COVINGTON PARTNERS LLC         | 1/1/2007  | 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 | \$1,252,967        | \$195,840   | \$1,448,807  | \$1,448,807                  |
| 2024 | \$1,252,967        | \$195,840   | \$1,448,807  | \$1,319,978                  |
| 2023 | \$1,258,646        | \$195,840   | \$1,454,486  | \$1,199,980                  |
| 2022 | \$1,122,877        | \$195,840   | \$1,318,717  | \$1,090,891                  |
| 2021 | \$836,259          | \$175,000   | \$1,011,259  | \$991,719                    |
| 2020 | \$726,563          | \$175,000   | \$901,563    | \$901,563                    |

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.