



Image not found or type unknown

**Address:** [6216 EMMAS CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 23669-1-1  
**Subdivision:** LAVACA TRAIL ESTATES  
**Neighborhood Code:** 3C500U

**Latitude:** 32.8991011757  
**Longitude:** -97.1822188425  
**TAD Map:** 2096-448  
**MAPSCO:** TAR-039A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAVACA TRAIL ESTATES Block  
1 Lot 1 50% UNVIDIED INTEREST

**Jurisdictions:**  
CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)  
**Site Number:** 41293703  
**Site Name:** LAVACA TRAIL ESTATES Block 1 Lot 1 50% UNVIDIED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 5,012  
**State Code:** A  
**Percent Complete:** 100%  
**Year Built:** 2012  
**Land Sqft<sup>\*</sup>:** 23,790  
**Personal Property Account N/A**  
**Land Acres<sup>\*</sup>:** 0.5461  
**Agent:** UPTG (00670)  
**Pool:** N  
**Notice Sent Date:**  
4/15/2025  
**Notice Value:** \$622,873  
**Protest Deadline Date:** 5/24/2024

<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:**  
MOTI PARVEEN  
MOTI SALEEM  
**Primary Owner Address:**  
6216 EMMAS CT  
COLLEYVILLE, TX 76034

**Deed Date:** 1/1/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D212114809](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOTI AFSHEEN;MOTI PARVEEN;MOTI SALEEM;MOTI SALMAN	5/12/2012	<a href="#">D212114809</a>		
MOTI PARVEEN ETAL;MOTI SALEEM	5/11/2012	<a href="#">D212114809</a>	0000000	0000000
GRAHAM HART LTD	1/20/2012	<a href="#">D212017556</a>	0000000	0000000
T BANK NA	7/6/2010	<a href="#">D210161328</a>	0000000	0000000
INVITATION PARK III LP	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	\$514,894	\$107,979	\$622,873	\$505,115
2024	\$514,894	\$107,979	\$622,873	\$459,195
2023	\$436,932	\$107,979	\$544,911	\$417,450
2022	\$381,441	\$107,979	\$489,420	\$379,500
2021	\$282,500	\$62,500	\$345,000	\$345,000
2020	\$565,000	\$125,000	\$690,000	\$690,000

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.