



**Address:** [6212 EMMAS CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 23669-1-2  
**Subdivision:** LAVACA TRAIL ESTATES  
**Neighborhood Code:** 3C500U

**Latitude:** 32.898762815  
**Longitude:** -97.1822215358  
**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 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

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

**Notice Value:** \$1,177,710

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

**Site Number:** 41293711

**Site Name:** LAVACA TRAIL ESTATES-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,010

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,294

**Land Acres<sup>\*</sup>:** 0.4888

**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:**

AJBANI VIVEK CHANDRAKANT  
AJBANI HEENA VIVEK

**Primary Owner Address:**

6212 EMMS CT  
COLLEYVILLE, TX 76034

**Deed Date:** 10/6/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214220247](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
A R A F INC	8/15/2013	<a href="#">D213226324</a>	0000000	0000000
LAVACA ASSOCIATES LLC	8/26/2009	<a href="#">D209247970</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	\$804,555	\$207,740	\$1,012,295	\$1,001,942
2024	\$969,970	\$207,740	\$1,177,710	\$910,856
2023	\$803,609	\$207,740	\$1,011,349	\$828,051
2022	\$672,260	\$207,740	\$880,000	\$752,774
2021	\$539,604	\$125,000	\$664,604	\$664,604
2020	\$539,604	\$125,000	\$664,604	\$664,604

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.