



**Address:** [6112 EMMAS CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 23669-1-6  
**Subdivision:** LAVACA TRAIL ESTATES  
**Neighborhood Code:** 3C500U

**Latitude:** 32.8975725741  
**Longitude:** -97.1822008432  
**TAD Map:** 2096-444  
**MAPSCO:** TAR-039E



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 6

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** ROBERT OLA COMPANY LLC dba OLA TAX (00955)

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

**Site Number:** 41293762

**Site Name:** LAVACA TRAIL ESTATES-1-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,369

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,683

**Land Acres<sup>\*</sup>:** 0.4977

**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:**

BAXTER JOHN T

**Primary Owner Address:**

6112 EMMAS CT  
COLLEYVILLE, TX 76034

**Deed Date:** 5/22/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223089371](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE BIG EASY BLUES AND CARE FREE CRUISE LIVING TRUST	6/9/2016	<a href="#">D216126934</a>		
STURGEON JOHN M III	10/4/2013	<a href="#">D213261461</a>	0000000	0000000
ARAF INC	12/3/2012	<a href="#">D212310317</a>	0000000	0000000
LAVACA ASSOCIATES LLC	8/26/2009	<a href="#">D209247970</a>	0000000	0000000
INVITATION PARK III LP	1/1/2007	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	\$1,081,577	\$211,565	\$1,293,142	\$1,293,142
2024	\$1,081,577	\$211,565	\$1,293,142	\$1,293,142
2023	\$909,489	\$211,565	\$1,121,054	\$1,121,054
2022	\$770,682	\$211,565	\$982,247	\$982,247
2021	\$599,880	\$125,000	\$724,880	\$724,880
2020	\$602,474	\$125,000	\$727,474	\$727,474

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.