



**Address:** [5808 KAYS CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 23669-1-13  
**Subdivision:** LAVACA TRAIL ESTATES  
**Neighborhood Code:** 3C500U

**Latitude:** 32.8938220306  
**Longitude:** -97.1817729385  
**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 13

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2011

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41293835

**Site Name:** LAVACA TRAIL ESTATES-1-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,574

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,059

**Land Acres<sup>\*</sup>:** 0.4604

**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:**

SWANSON MATTHEW

**Primary Owner Address:**

5808 KAYS CT  
COLLEYVILLE, TX 76034

**Deed Date:** 10/23/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220279397](#)

| Previous Owners                      | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------------|------------|----------------------------|-------------|-----------|
| HENDRICK AMANDA L;HENDRICK MATTHEW K | 12/16/2015 | <a href="#">D215281312</a> |             |           |
| THORNE CHARLES;THORNE JENNIFER       | 5/12/2011  | <a href="#">D211114501</a> | 0000000     | 0000000   |
| GRAHAM HART LTD                      | 12/31/2010 | <a href="#">D211002579</a> | 0000000     | 0000000   |
| T BANK NA                            | 7/6/2010   | <a href="#">D210161328</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 | \$803,009          | \$195,712   | \$998,721    | \$998,721                    |
| 2024 | \$803,009          | \$195,712   | \$998,721    | \$998,721                    |
| 2023 | \$697,428          | \$195,712   | \$893,140    | \$893,140                    |
| 2022 | \$592,449          | \$195,712   | \$788,161    | \$788,161                    |
| 2021 | \$468,257          | \$125,000   | \$593,257    | \$593,257                    |
| 2020 | \$428,421          | \$125,000   | \$553,421    | \$553,421                    |

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.