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**Address:** [5804 KAYS CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 23669-1-14  
**Subdivision:** LAVACA TRAIL ESTATES  
**Neighborhood Code:** 3C500U

**Latitude:** 32.8933853236  
**Longitude:** -97.1817852717  
**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:** LAVACA TRAIL ESTATES Block  
1 Lot 14

**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:** \$839,806

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

**Site Number:** 41293843

**Site Name:** LAVACA TRAIL ESTATES-1-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,025

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,047

**Land Acres<sup>\*</sup>:** 0.4602

**Pool:** N

<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:**

PATEL MUKESH  
THAKKAR-PATEL HEMALI

**Primary Owner Address:**

5804 KAYS CT  
COLLEYVILLE, TX 76034

**Deed Date:** 5/19/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215107637](#)



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	\$516,738	\$195,585	\$712,323	\$712,323
2024	\$644,221	\$195,585	\$839,806	\$714,374
2023	\$649,458	\$195,585	\$845,043	\$649,431
2022	\$394,807	\$195,585	\$590,392	\$590,392
2021	\$465,392	\$125,000	\$590,392	\$590,392
2020	\$465,392	\$125,000	\$590,392	\$590,392

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.