



Address: [6109 EMMAS CT](#)
City: COLLEYVILLE
Georeference: 23669-1-17
Subdivision: LAVACA TRAIL ESTATES
Neighborhood Code: 3C500U

Latitude: 32.8972677815
Longitude: -97.1814682161
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 17

Jurisdictions:

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

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$999,610

Protest Deadline Date: 5/24/2024

Site Number: 41293886

Site Name: LAVACA TRAIL ESTATES-1-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,636

Percent Complete: 100%

Land Sqft^{*}: 20,909

Land Acres^{*}: 0.4800

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

CROSSNO DAWN

Primary Owner Address:

6109 EMMAS CT
COLLEYVILLE, TX 76034

Deed Date: 4/25/2016

Deed Volume:

Deed Page:

Instrument: [D216086228](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PURVIS BRENDA;PURVIS CONRAD	7/21/2015	D215161499		
A R A F INC	8/15/2013	D213226324	0000000	0000000
LAVACA ASSOCIATES LLC	8/26/2009	D209247970	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 ⁺
2025	\$795,610	\$204,000	\$999,610	\$847,337
2024	\$795,610	\$204,000	\$999,610	\$770,306
2023	\$683,194	\$204,000	\$887,194	\$700,278
2022	\$587,582	\$204,000	\$791,582	\$636,616
2021	\$453,742	\$125,000	\$578,742	\$578,742
2020	\$453,742	\$125,000	\$578,742	\$578,742

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.