



**Address:** [6101 EMMAS CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 23669-1-19  
**Subdivision:** LAVACA TRAIL ESTATES  
**Neighborhood Code:** 3C500U

**Latitude:** 32.8966035086  
**Longitude:** -97.1814762404  
**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 19

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2008

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Notice Value:** \$1,247,492

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

**Site Number:** 41293908

**Site Name:** LAVACA TRAIL ESTATES-1-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,647

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 26,162

**Land Acres<sup>\*</sup>:** 0.6005

**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:**

SPITZER KAREN J  
SPITZER CHARLES H

**Primary Owner Address:**

6101 EMMAS CT  
COLLEYVILLE, TX 76034

**Deed Date:** 10/22/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218237921](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YAZDANI JENNIFER;YAZDANI SAEED	3/14/2014	<a href="#">D214051411</a>	0000000	0000000
EITEL JERAMIE	5/11/2010	<a href="#">D210112731</a>	0000000	0000000
PARSHALL JOHN CHRISTOPHER	6/19/2008	<a href="#">D208260957</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	\$899,955	\$220,045	\$1,120,000	\$975,184
2024	\$1,027,447	\$220,045	\$1,247,492	\$886,531
2023	\$803,955	\$220,045	\$1,024,000	\$805,937
2022	\$696,602	\$220,045	\$916,647	\$732,670
2021	\$541,064	\$125,000	\$666,064	\$666,064
2020	\$543,563	\$125,000	\$668,563	\$668,563

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.