



Address: [6300 BRAZOS CT](#)
City: COLLEYVILLE
Georeference: 44716D-1-28
Subdivision: VILLAS AT OAK POINTE, THE
Neighborhood Code: 3C020V

Latitude: 32.8995315878
Longitude: -97.1385422053
TAD Map: 2108-448
MAPSCO: TAR-040B



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: VILLAS AT OAK POINTE, THE
Block 1 Lot 28

Jurisdictions:

CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$1,055,856

Protest Deadline Date: 5/24/2024

Site Number: 41355938

Site Name: VILLAS AT OAK POINTE, THE-1-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,251

Percent Complete: 100%

Land Sqft^{*}: 9,901

Land Acres^{*}: 0.2272

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:

RYAN JOSEPH R
RYAN CYNTHIA A

Primary Owner Address:

6300 BRAZOS CT
COLLEYVILLE, TX 76034

Deed Date: 8/31/2016

Deed Volume:

Deed Page:

Instrument: [D216203726](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEN LYNN EST	9/30/2015	D215223739		
MIDDLEBROOK CHRIST;MIDDLEBROOK DAVID	8/16/2012	D212201620	0000000	0000000
MIDDLETON MARTIN	12/16/2008	D208461588	0000000	0000000
VH PROPERTIES LP	11/9/2007	D207412281	0000000	0000000
SILVEROAK LAND COMPANY 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	\$880,856	\$175,000	\$1,055,856	\$1,055,856
2024	\$880,856	\$175,000	\$1,055,856	\$984,998
2023	\$776,571	\$150,000	\$926,571	\$895,453
2022	\$674,048	\$140,000	\$814,048	\$814,048
2021	\$627,019	\$140,000	\$767,019	\$767,019
2020	\$602,782	\$140,000	\$742,782	\$742,782

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.