



Address: [1604 PECAN CROSSING DR](#)
City: COLLEYVILLE
Georeference: 44716D-2-5
Subdivision: VILLAS AT OAK POINTE, THE
Neighborhood Code: A3G010N

Latitude: 32.8994332363
Longitude: -97.1413119937
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 2 Lot 5

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
Protest Deadline Date: 5/24/2024

Site Number: 41356039
Site Name: VILLAS AT OAK POINTE, THE-2-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,756
Percent Complete: 100%
Land Sqft^{*}: 2,850
Land Acres^{*}: 0.0654
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:
KLEINHAUS KERRY A
KLEINHAUS ROBERT M
Primary Owner Address:
1604 PECAN CROSSING DR
COLLEYVILLE, TX 76034

Deed Date: 5/22/2015
Deed Volume:
Deed Page:
Instrument: [D215109595](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREILING REALTY LLC	10/26/2007	D207396154	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	\$612,479	\$140,000	\$752,479	\$752,479
2024	\$612,479	\$140,000	\$752,479	\$752,479
2023	\$581,213	\$140,000	\$721,213	\$721,213
2022	\$453,610	\$140,000	\$593,610	\$593,610
2021	\$373,030	\$140,000	\$513,030	\$513,030
2020	\$374,753	\$140,000	\$514,753	\$514,753

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.