



Address: [1616 PECAN CROSSING DR](#)
City: COLLEYVILLE
Georeference: 44716D-2-8
Subdivision: VILLAS AT OAK POINTE, THE
Neighborhood Code: A3G010N

Latitude: 32.8994295041
Longitude: -97.1410208016
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 8

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: 41356063

Site Name: VILLAS AT OAK POINTE, THE-2-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,301

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:

MCKOIN SCOTT

MCKOIN CYNTHIA ANN

Primary Owner Address:

1616 PECAN CROSSING DR
COLLEYVILLE, TX 76034

Deed Date: 4/18/2023

Deed Volume:

Deed Page:

Instrument: [D223065156](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAROL IRREVOCABLE TRUST	6/30/2022	D222166754		
HAMRIC JAMES K;HAMRIC JOAN	5/15/2017	D217111193		
DREILING REALTY LLC	10/26/2007	D207395793	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	\$735,918	\$140,000	\$875,918	\$875,918
2024	\$735,918	\$140,000	\$875,918	\$875,918
2023	\$699,280	\$140,000	\$839,280	\$839,280
2022	\$546,347	\$140,000	\$686,347	\$583,000
2021	\$390,000	\$140,000	\$530,000	\$530,000
2020	\$390,000	\$140,000	\$530,000	\$530,000

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.