



Address: [7008 HANDEL](#)
City: COLLEYVILLE
Georeference: 33957A-H-18
Subdivision: RESERVE AT COLLEYVILLE THE
Neighborhood Code: 3C500Q

Latitude: 32.910733264
Longitude: -97.1795221247
TAD Map: 2096-452
MAPSCO: TAR-025W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RESERVE AT COLLEYVILLE
THE Block H Lot 18

Jurisdictions:
CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)
State Code: A
Year Built: 2012
Personal Property Account: N/A
Agent: THE RAY TAX GROUP LLC (01008)
Protest Deadline Date: 5/24/2024

Site Number: 41396898
Site Name: RESERVE AT COLLEYVILLE THE-H-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 5,139
Percent Complete: 100%
Land Sqft^{*}: 17,631
Land Acres^{*}: 0.4047
Pool: Y

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

OWNER INFORMATION

Current Owner:
MODI FAMILY TRUST
Primary Owner Address:
7008 HANDEL
COLLEYVILLE, TX 76034

Deed Date: 11/6/2020
Deed Volume:
Deed Page:
Instrument: [D221019433](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MODI APURVA A	9/12/2012	D212226552	0000000	0000000
TOLL DALLAS TX LLC	4/16/2010	D210091135	0000000	0000000
RP25 DEVELOPMENT LP	1/1/2008	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	\$704,626	\$202,400	\$907,026	\$907,026
2024	\$860,936	\$202,400	\$1,063,336	\$1,063,336
2023	\$1,027,705	\$202,400	\$1,230,105	\$998,397
2022	\$705,234	\$202,400	\$907,634	\$907,634
2021	\$653,370	\$175,000	\$828,370	\$828,370
2020	\$627,000	\$175,000	\$802,000	\$802,000

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.