

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 41396898

Latitude: 32.910733264 Address: 7008 HANDEL City: COLLEYVILLE Longitude: -97.1795221247 **TAD Map:** 2096-452

Georeference: 33957A-H-18 MAPSCO: TAR-025W Subdivision: RESERVE AT COLLEYVILLE THE

Neighborhood Code: 3C500Q

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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:

Site Number: 41396898 CITY OF COLLEYVILLE (005) Site Name: RESERVE AT COLLEYVILLE THE-H-18

**TARRANT COUNTY (220)** Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1 **TARRANT COUNTY COLLEGE (225)** 

Approximate Size+++: 5,139 KELLER ISD (907)

State Code: A **Percent Complete: 100%** Year Built: 2012 Land Sqft\*: 17,631

Personal Property Account: N/A Land Acres\*: 0.4047

Agent: THE RAY TAX GROUP LLC (01008) Pool: Y

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

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner: Deed Date: 11/6/2020** MODI FAMILY TRUST **Deed Volume:** 

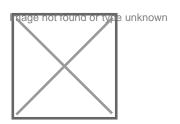
**Primary Owner Address: Deed Page:** 7008 HANDEL

Instrument: D221019433 COLLEYVILLE, TX 76034

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	00000000000000	0000000	0000000

07-17-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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.

## **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.

07-17-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.