



**Address:** [7012 HANDEL](#)  
**City:** COLLEYVILLE  
**Georeference:** 33957A-H-19  
**Subdivision:** RESERVE AT COLLEYVILLE THE  
**Neighborhood Code:** 3C500Q

**Latitude:** 32.9110475605  
**Longitude:** -97.1795513092  
**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 19

**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:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$1,100,000

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

**Site Number:** 41396901

**Site Name:** RESERVE AT COLLEYVILLE THE-H-19

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,180

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,212

**Land Acres<sup>\*</sup>:** 0.3951

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

MAHAJAN LALIT  
MAHAJAN RITU

**Primary Owner Address:**

7012 HANDEL  
COLLEYVILLE, TX 76034-8258

**Deed Date:** 10/30/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212270729](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOLL DALLAS TX LLC	4/16/2010	<a href="#">D210091135</a>	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 <sup>+</sup>
2025	\$902,450	\$197,550	\$1,100,000	\$1,100,000
2024	\$902,450	\$197,550	\$1,100,000	\$1,058,849
2023	\$1,056,450	\$197,550	\$1,254,000	\$962,590
2022	\$797,388	\$197,550	\$994,938	\$875,082
2021	\$620,529	\$175,000	\$795,529	\$795,529
2020	\$661,546	\$175,000	\$836,546	\$836,546

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.