



Address: [5320 Pleasant Run RD](#)
City: COLLEYVILLE
Georeference: 33635-2-1R
Subdivision: RATLIFF ADDITION
Neighborhood Code: OFC-Northeast Tarrant County

Latitude: 32.8876025491
Longitude: -97.1547364717
TAD Map: 2102-444
MAPSCO: TAR-039M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RATLIFF ADDITION Block 2 Lot 1R
Jurisdictions:
CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (900)
Site Number: 80879886
Site Name: Smallwood & Associates PLLC
Site Class: OFCLowRise - Office-Low Rise
Parcels: 1
Primary Building Name: Smallwood & Associates PLLC / 41561694
State Code: F1
Primary Building Type: Commercial
Year Built: 2015
Gross Building Area+++ : 4,500
Personal Property Account: [14296280](#)
Net Leasable Area+++ : 4,500
Agent: INTEGRATAX (00753)
Percent Complete: 100%
Notice Sent Date: 4/15/2025
Land Sqft* : 23,393
Notice Value: \$1,327,500
Land Acres* : 0.5370
Protest Deadline Date: 5/31/2024
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:
DS & RS PROPERTIES LLC
Primary Owner Address:
5320 PLEASANT RUN RD
COLLEYVILLE, TX 76034
Deed Date: 4/11/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214075112](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEPHENS ANN ROSEBERRY;STEPHENS JIM	1/1/2011	0000000000000000	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	\$1,233,928	\$93,572	\$1,327,500	\$1,327,500
2024	\$1,029,428	\$93,572	\$1,123,000	\$1,123,000
2023	\$986,428	\$93,572	\$1,080,000	\$1,080,000
2022	\$986,428	\$93,572	\$1,080,000	\$1,080,000
2021	\$986,428	\$93,572	\$1,080,000	\$1,080,000
2020	\$1,006,428	\$93,572	\$1,100,000	\$1,100,000

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

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.