



**Address:** [8070 PRECINCT LINE RD](#)  
**City:** COLLEYVILLE  
**Georeference:** 23668-2-3  
**Subdivision:** LAVACA TRAIL ADDITION  
**Neighborhood Code:** RET-Northeast Tarrant County General

**Latitude:** 32.897900144  
**Longitude:** -97.1852384468  
**TAD Map:** 2096-444  
**MAPSCO:** TAR-039A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAVACA TRAIL ADDITION Block  
2 Lot 3

**Jurisdictions:**  
CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)  
**State Code:** F1  
**Year Built:** 2012  
**Personal Property Account:** [14649905](#)  
**Agent:** RYAN LLC (00320)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$2,555,280  
**Protest Deadline Date:** 6/17/2024

**Site Number:** 80878949  
**Site Name:** FOSSIL CREEK SPIRITS  
**Site Class:** RETGen - Retail-General/Specialty  
**Parcels:** 1  
**Primary Building Name:** FOSSIL CREEK SPIRITS / 41565452  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 7,000  
**Net Leasable Area<sup>+++</sup>:** 7,000  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 50,921  
**Land Acres<sup>\*</sup>:** 1.1690  
**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:**  
TOV VENTURE LTD  
**Primary Owner Address:**  
16950 DALLAS PKWY STE 120  
DALLAS, TX 75248-1942

**Deed Date:** 1/1/2011  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

## 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	\$2,096,991	\$458,289	\$2,555,280	\$2,502,780
2024	\$1,627,361	\$458,289	\$2,085,650	\$2,085,650
2023	\$1,627,361	\$458,289	\$2,085,650	\$2,085,650
2022	\$1,558,271	\$458,289	\$2,016,560	\$2,016,560
2021	\$1,489,041	\$458,289	\$1,947,330	\$1,947,330
2020	\$1,441,711	\$458,289	\$1,900,000	\$1,900,000

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.