



Address: [7117 BENJAMIN WAY](#)
City: COLLEYVILLE
Georeference: 39285-A-19
Subdivision: SOMERSET MANOR
Neighborhood Code: 3C500L

Latitude: 32.9114637636
Longitude: -97.1846145432
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: SOMERSET MANOR Block A 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: 2015

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$930,000

Protest Deadline Date: 5/24/2024

Site Number: 41674391

Site Name: SOMERSET MANOR-A-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,896

Percent Complete: 100%

Land Sqft^{*}: 19,372

Land Acres^{*}: 0.4447

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:

SHAH PRACHI D
PATEL CHIRAG N

Primary Owner Address:

7117 BENJAMIN WAY
COLLEYVILLE, TX 76034

Deed Date: 12/11/2015

Deed Volume:

Deed Page:

Instrument: [D215278817](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	12/11/2015	D215278816		
LENNAR HOMES TEXAS LAND & CONS	1/1/2013	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	\$671,650	\$222,350	\$894,000	\$761,332
2024	\$707,650	\$222,350	\$930,000	\$692,120
2023	\$751,129	\$222,350	\$973,479	\$629,200
2022	\$552,650	\$222,350	\$775,000	\$572,000
2021	\$425,000	\$95,000	\$520,000	\$520,000
2020	\$425,000	\$95,000	\$520,000	\$520,000

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.