



Address: [7604 WILDFLOWER WAY](#)
City: COLLEYVILLE
Georeference: 31257-2-2
Subdivision: OVERLOOK AT BIG BEAR CREEK, THE
Neighborhood Code: 3C600B

Latitude: 32.9181547778
Longitude: -97.1626241816
TAD Map: 2120-452
MAPSCO: TAR-025U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OVERLOOK AT BIG BEAR CREEK, THE Block 2 Lot 2

Jurisdictions:	Site Number: 800002738
CITY OF COLLEYVILLE (005)	Site Name: OVERLOOK AT BIG BEAR CREEK, THE Block 2 Lot 2
TARRANT COUNTY (220)	Site Class: A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	Parcels: 1
TARRANT COUNTY COLLEGE (225)	Approximate Size+++: 4,864
GRAPEVINE-COLLEYVILLE ISD (906)	State Code: A
	Percent Complete: 100%
	Year Built: 2017
	Land Sqft*: 13,143
	Personal Property Account: N/A
	Land Acres*: 0.3017
	Agent: None
	Pool: N
	Notice Sent Date: 5/1/2025
	Notice Value: \$1,261,000
	Protest Deadline Date: 5/24/2024

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: NIYOGI PARTHA NIYOGI SONALI	Deed Date: 4/17/2018
Primary Owner Address: 7604 WILDFLOWER WAY COLLEYVILLE, TX 76034	Deed Volume:
	Deed Page:
	Instrument: D218083460

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOLL DALLAS TX LLC	8/2/2014	D214142150		
WILBOW-OUTLOOK DEVELOPMENT CORPORATION	8/1/2014	801700118		

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	\$986,000	\$275,000	\$1,261,000	\$1,207,883
2024	\$986,000	\$275,000	\$1,261,000	\$1,098,075
2023	\$992,000	\$225,000	\$1,217,000	\$998,250
2022	\$949,435	\$200,000	\$1,149,435	\$907,500
2021	\$625,000	\$200,000	\$825,000	\$825,000
2020	\$625,000	\$200,000	\$825,000	\$825,000

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.