



Address: [7713 PRAIRIE VIEW DR](#)
City: COLLEYVILLE
Georeference: 31257-2-8
Subdivision: OVERLOOK AT BIG BEAR CREEK, THE
Neighborhood Code: 3C600B

Latitude: 32.9195941451
Longitude: -97.1631092203
TAD Map: 2102-452
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 8

Jurisdictions:
CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

Site Number: 800002744
Site Name: OVERLOOK AT BIG BEAR CREEK, THE Block 2 Lot 8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 3,991

State Code: A
Year Built: 2016
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Percent Complete: 100%
Land Sqft*: 15,548
Land Acres*: 0.3569
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:
BRILANTI JULIAN FLORES
ALEGRIA BEGONA MARIA

Primary Owner Address:
7713 PRAIRIE VIEW DR
COLLEYVILLE, TX 76034

Deed Date: 7/11/2016
Deed Volume:
Deed Page:
Instrument: [D216153828](#)

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	\$880,556	\$275,000	\$1,155,556	\$1,155,556
2024	\$880,556	\$275,000	\$1,155,556	\$1,155,556
2023	\$997,781	\$225,000	\$1,222,781	\$1,110,843
2022	\$809,857	\$200,000	\$1,009,857	\$1,009,857
2021	\$530,524	\$200,000	\$730,524	\$730,524
2020	\$531,864	\$200,000	\$731,864	\$731,864

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.