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**Address:** [7700 PRAIRIE VIEW DR](#)  
**City:** COLLEYVILLE  
**Georeference:** 31257-2-19  
**Subdivision:** OVERLOOK AT BIG BEAR CREEK, THE  
**Neighborhood Code:** 3C600B

**Latitude:** 32.9188404068  
**Longitude:** -97.163739398  
**TAD Map:** 2102-452  
**MAPSCO:** TAR-025U



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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 19

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (900)

**Site Number:** 800002755

**Site Name:** OVERLOOK AT BIG BEAR CREEK, THE Block 2 Lot 19

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,419

**State Code:** A

**Percent Complete:** 100%

**Year Built:** 2017

**Land Sqft<sup>\*</sup>:** 13,071

**Personal Property Account:** N/A

**Land Acres<sup>\*</sup>:** 0.3001

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$883,152

**Protest Deadline Date:** 5/24/2024

<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:**

SIMS KATHY B  
SIMS STEVEN J

**Primary Owner Address:**

7700 PRAIRIE VIEW DR  
COLLEYVILLE, TX 76034

**Deed Date:** 3/15/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218056054](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOLL DALLAS TX LLC	8/2/2014	<a href="#">D214142150</a>		
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 <sup>+</sup>
2025	\$464,375	\$275,000	\$739,375	\$739,375
2024	\$608,152	\$275,000	\$883,152	\$808,280
2023	\$810,215	\$225,000	\$1,035,215	\$734,800
2022	\$468,000	\$200,000	\$668,000	\$668,000
2021	\$468,000	\$200,000	\$668,000	\$668,000
2020	\$468,000	\$200,000	\$668,000	\$668,000

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.