



Address: [7013 MOZART](#)
City: COLLEYVILLE
Georeference: 33957A-K-1
Subdivision: RESERVE AT COLLEYVILLE THE
Neighborhood Code: 3C500Q

Latitude: 32.9107093549
Longitude: -97.1775599988
TAD Map: 2096-452
MAPSCO: TAR-025X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RESERVE AT COLLEYVILLE
THE Block K Lot 1

Jurisdictions:

CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,499,592

Protest Deadline Date: 5/24/2024

Site Number: 800006233

Site Name: RESERVE AT COLLEYVILLE THE K 1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,489

Percent Complete: 100%

Land Sqft^{*}: 21,543

Land Acres^{*}: 0.4946

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:

YAGER ASHLEY MARIE
RYAN ERIC ALEXANDER

Primary Owner Address:

7013 MOZART
COLLEYVILLE, TX 76034

Deed Date: 9/29/2021

Deed Volume:

Deed Page:

Instrument: [D221285145](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCALABRINO IRINA J;SCALABRINO ROBERT J	4/6/2019	D219070456		
TOLL DALLAS TX LLC	8/1/2015	D215030314		

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	\$1,078,700	\$247,300	\$1,326,000	\$1,326,000
2024	\$1,252,292	\$247,300	\$1,499,592	\$1,350,746
2023	\$1,179,755	\$247,300	\$1,427,055	\$1,227,951
2022	\$869,019	\$247,300	\$1,116,319	\$1,116,319
2021	\$574,999	\$175,000	\$749,999	\$749,999
2020	\$575,000	\$175,000	\$750,000	\$750,000

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.