



Address: [4004 PETRUS BLVD](#)
City: COLLEYVILLE
Georeference: 8662A-5-37
Subdivision: CREEKSIDE AT COLLEYVILLE
Neighborhood Code: 3C050M

Latitude: 32.8685797175
Longitude: -97.1120366161
TAD Map: 2114-436
MAPSCO: TAR-041S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CREEKSIDE AT COLLEYVILLE
Block 5 Lot 37

Jurisdictions:

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

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,008,000

Protest Deadline Date: 5/15/2025

Site Number: 800011636

Site Name: CREEKSIDE AT COLLEYVILLE 5 37

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,083

Percent Complete: 100%

Land Sqft^{*}: 9,530

Land Acres^{*}: 0.2188

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

YELLOW BIRD LIVING TRUST

Primary Owner Address:

4004 PETRUS DR
COLLEYVILLE, TX 76034

Deed Date: 11/19/2024

Deed Volume:

Deed Page:

Instrument: [D224209992](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASBILL ALEXANDER;ASBILL COURTNEY	12/22/2020	D220342855		
TRADITION HOMES LLC	7/6/2020	D220160323		
MAINVUE TX LLC	2/17/2016	D216033610		

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	\$748,000	\$220,000	\$968,000	\$968,000
2024	\$788,000	\$220,000	\$1,008,000	\$1,008,000
2023	\$993,351	\$150,000	\$1,143,351	\$980,592
2022	\$705,084	\$150,000	\$855,084	\$855,084
2021	\$651,880	\$150,000	\$801,880	\$801,880
2020	\$0	\$105,000	\$105,000	\$105,000

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

There are no exemptions for this property

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.