



**Address:** [4704 CABERNET CIR](#)  
**City:** COLLEYVILLE  
**Georeference:** 8662A-3-21  
**Subdivision:** CREEKSIDE AT COLLEYVILLE  
**Neighborhood Code:** 3C030C

**Latitude:** 32.8782222576  
**Longitude:** -97.107160191  
**TAD Map:** 2120-440  
**MAPSCO:** TAR-041N



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 3 Lot 21

**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:** 2016  
**Personal Property Account:** N/A  
**Agent:** OOWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800010838  
**Site Name:** CREEKSIDE AT COLLEYVILLE 3 21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,974  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,385  
**Land Acres<sup>\*</sup>:** 0.1925  
**Pool:** N

<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:**  
PARKE RYAN  
**Primary Owner Address:**  
4704 CABERNET CIR  
COLLEYVILLE, TX 76034

**Deed Date:** 2/20/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220041054](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FICKES GROVER G;FICKES KATHRYN MARIE	6/13/2018	<a href="#">D218136189</a>		
FICKES GROVER G	12/22/2016	<a href="#">D216302360</a>		
STANDARD PACIFIC OF TEXAS INC	8/2/2016	<a href="#">D215045145</a>		



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	\$530,565	\$142,545	\$673,110	\$673,110
2024	\$645,455	\$142,545	\$788,000	\$788,000
2023	\$697,091	\$142,545	\$839,636	\$723,954
2022	\$517,455	\$142,545	\$660,000	\$658,140
2021	\$455,764	\$142,545	\$598,309	\$598,309
2020	\$442,409	\$142,545	\$584,954	\$584,954

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.