



Address: [1412 MANCHESTER CT](#)
City: COLLEYVILLE
Georeference: 30359-1-27
Subdivision: OAK ALLEY
Neighborhood Code: 3C600M

Latitude: 32.9144094126
Longitude: -97.147216587
TAD Map: 2102-452
MAPSCO: TAR-026W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OAK ALLEY Block 1 Lot 27

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: 2022

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$2,328,347

Protest Deadline Date: 7/12/2024

Site Number: 800069949

Site Name: OAK ALLEY Block 1 Lot 27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,621

Percent Complete: 100%

Land Sqft^{*}: 30,011

Land Acres^{*}: 0.6890

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:

REVOCABLE TRUST OF TIMOTHY G DUKES AND WHITNEY T DUKES

Primary Owner Address:

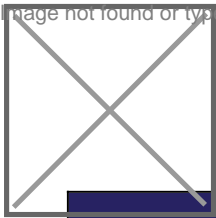
1412 MANCHESTER CT
COLLEYVILLE, TX 76034

Deed Date: 4/1/2025

Deed Volume:

Deed Page:

Instrument: [D225056296](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE DENNIS-LOONEY LIVING TRUST	5/22/2024	D224093743		
DENNIS-LOONEY KELLY A;LOONEY DENNIS A	5/18/2022	D222130380		
DENNIS-LOONEY LIVING TRUST	12/17/2021	D221370745		
OAK ALLEY DEVELOPMENT LLC	8/2/2021	D221283666		

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	\$1,655,597	\$672,750	\$2,328,347	\$2,328,347
2024	\$1,655,597	\$672,750	\$2,328,347	\$2,328,347
2023	\$90,396	\$672,750	\$763,146	\$763,146
2022	\$0	\$278,500	\$278,500	\$278,500
0	\$0	\$0	\$0	\$0

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.