



Address: [8053 COLBI LN](#)
City: FORT WORTH
Georeference: 44708J-1-9
Subdivision: VILLAGE MEADOWS ADDITION
Neighborhood Code: 1B030F

Latitude: 32.7454833472
Longitude: -97.1791382048
TAD Map:
MAPSCO:



Google Map or type unknown

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

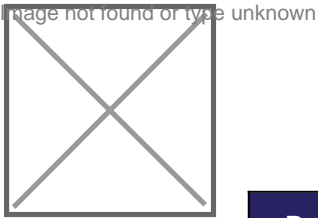
PROPERTY DATA

Legal Description: VILLAGE MEADOWS ADDITION
Block 1 Lot 9 50% UNDIVIDED INTEREST
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISDA (005)
Site Number: 40562921
Site Name: VILLAGE MEADOWS ADDITION Block 1 Lot 9 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size+++: 2,992
State Code: A **Percent Complete:** 100%
Year Built: 2005 **Land Sqft*:** 7,841
Personal Property Land Acres: N/A
Agent: None **Pool:** N
Notice Sent Date:
4/15/2025
Notice Value: \$167,651
Protest Deadline Date: 5/15/2025

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

OWNER INFORMATION

Current Owner:
YAMASA CO LTD
Primary Owner Address:
PO BOX 4090
SCOTTSDALE, AZ 85261
Deed Date: 4/7/2025
Deed Volume:
Deed Page:
Instrument: [D225061682](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS TALESHA	1/1/2024	D217257994		

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	\$33,917	\$133,734	\$167,651	\$161,051
2024	\$140,151	\$27,500	\$167,651	\$146,410
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

- 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.