

LOCATION

Address: [4200 CHRISMAC WAY](#)
City: COLLEYVILLE
Georeference: 47598C-12-22
Subdivision: WOODLAND HILLS (COLLEYVILLE)
Neighborhood Code: 3C050B

Latitude: 32.8706752471
Longitude: -97.1142297115
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: WOODLAND HILLS
(COLLEYVILLE) Block 12 Lot 22 & PART OF
COMMON AREA

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: 1987

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05111234

Site Name: WOODLAND HILLS (COLLEYVILLE)-12-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,258

Percent Complete: 100%

Land Sqft^{*}: 16,454

Land Acres^{*}: 0.3777

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:

ROUZE DONALD G
ROUZE MONTIE

Primary Owner Address:

4200 CHRISMAC WAY
COLLEYVILLE, TX 76034-4948

Deed Date: 7/31/1997

Deed Volume: 0012857

Deed Page: 0000367

Instrument: 00128570000367

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JUTRAS MICHAEL A;JUTRAS TERRI A	6/10/1987	00089760000132	0008976	0000132
KND INC	2/6/1987	00088410000588	0008841	0000588
ODOM CONSTRUCTION CO INC	7/30/1985	00082580001960	0008258	0001960
SOUTH CREEK INC	9/24/1984	00079580000215	0007958	0000215

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	\$0	\$0	\$0	\$0
2024	\$554,245	\$188,850	\$743,095	\$641,004
2023	\$514,150	\$188,850	\$703,000	\$582,731
2022	\$340,905	\$188,850	\$529,755	\$529,755
2021	\$457,189	\$113,310	\$570,499	\$549,859
2020	\$386,562	\$113,310	\$499,872	\$499,872

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.