

LOCATION

Address: [304 CHESTNUT BEND](#)
City: COLLEYVILLE
Georeference: 33900C-11-6
Subdivision: REMINGTON PARK ADDITION
Neighborhood Code: 3C500H

Latitude: 32.8981279093
Longitude: -97.1714520053
TAD Map: 2096-448
MAPSCO: TAR-039B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: REMINGTON PARK ADDITION
Block 11 Lot 6

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: 2002

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07703619

Site Name: REMINGTON PARK ADDITION-11-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,098

Percent Complete: 100%

Land Sqft^{*}: 14,545

Land Acres^{*}: 0.3339

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:

OMAR R SAMANIEGO AND PRISCILLA A SAMANIEGO REVOCABLE LIVING TRUST

Primary Owner Address:

304 CHESTNUT BEND
COLLEYVILLE, TX 76034

Deed Date: 2/4/2021

Deed Volume:

Deed Page:

Instrument: [D221033905](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|-----------|----------------------------|-------------|-----------|
| RANA HETAL;RANA SHITAL M | 5/24/2011 | D211128079 | 0000000 | 0000000 |
| OKRAY JOHN;OKRAY KELLY | 5/3/2010 | D210108122 | 0000000 | 0000000 |
| CARROLL SHELBY WADE | 1/4/2007 | D207013857 | 0000000 | 0000000 |
| CARROLL NANCY;CARROLL SHELBY | 8/14/2003 | D203320053 | 0017124 | 0000053 |
| BRIGHTON CUSTOM HOMES INC | 3/11/2002 | 00155550000087 | 0015555 | 0000087 |
| FOXCREEK RESIDENTIAL DEV INC | 1/1/2000 | 00000000000000 | 0000000 | 0000000 |

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 | \$829,721 | \$166,950 | \$996,671 | \$885,561 |
| 2023 | \$855,094 | \$166,950 | \$1,022,044 | \$805,055 |
| 2022 | \$564,918 | \$166,950 | \$731,868 | \$731,868 |
| 2021 | \$550,315 | \$200,000 | \$750,315 | \$750,315 |
| 2020 | \$519,992 | \$200,000 | \$719,992 | \$719,992 |

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.