



## LOCATION

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**Address:** [52 VILLAGE LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 44665C-45-7-10  
**Subdivision:** VILLAGE AT COLLEYVILLE CONDOS  
**Neighborhood Code:** A3C020A1

**Latitude:** 32.8834822422  
**Longitude:** -97.1559081889  
**TAD Map:** 2102-440  
**MAPSCO:** TAR-039M



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** VILLAGE AT COLLEYVILLE  
CONDOS 45-7-1 & .0022831% OF COMMON AREA  
REF D220333329

**Jurisdictions:** **Site Number:** 80863807  
CITY OF COLLEYVILLE (005)  
**Site Name:** VILLAGE AT COLLEYVILLE CONDOS 45-7-2 & .002336% OF COMMON AREA  
TARRANT COUNTY (220)  
**Site Class:** A1 - Residential - Single Family  
TARRANT COUNTY HOSPITAL (224)  
**Parcels:** 3  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE APPL (225) **Approximate Size:** 902,633

**State Code:** A **Percent Complete:** 100%

**Year Built:** 2015 **Land Sqft:** 0

**Personal Property Account:** N/A  
**Land Acres:** 0.0000

**Agent:** None **Pool:** N

**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

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**Current Owner:**  
52 VILLAGE LANE LLC  
**Primary Owner Address:**  
1410 EAGLE BEND  
SOUTHLAKE, TX 76092

**Deed Date:** 11/3/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216260356](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CV VILLAS LLC	11/27/2013	<a href="#">D213311120</a>	0000000	0000000
VILLAGE MANAGEMENT LTD	8/31/2007	<a href="#">D207316364</a>	0000000	0000000
NIT INVESTORS NO 2 LTD	12/19/2003	<a href="#">D204012516</a>	0000000	0000000
VILLAGE MANAGEMENT LTD	1/1/2001	000000000000000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$498,791	\$95,000	\$593,791	\$593,791
2023	\$495,837	\$95,000	\$590,837	\$590,837
2022	\$475,000	\$75,000	\$550,000	\$550,000
2021	\$379,000	\$73,500	\$452,500	\$452,500
2020	\$486,500	\$73,500	\$560,000	\$560,000

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.