



LOCATION

Address: [1600 PECAN CROSSING DR](#)
City: COLLEYVILLE
Georeference: 44716D-2-4
Subdivision: VILLAS AT OAK POINTE, THE
Neighborhood Code: A3G010N

Latitude: 32.8994349696
Longitude: -97.1414094114
TAD Map: 2108-448
MAPSCO: TAR-040B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAS AT OAK POINTE, THE
Block 2 Lot 4

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: 2008

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41356020

Site Name: VILLAS AT OAK POINTE, THE-2-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,578

Percent Complete: 100%

Land Sqft^{*}: 2,850

Land Acres^{*}: 0.0654

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SADLER SCOTT BEN

Primary Owner Address:

1600 PECAN CROSSING DR
COLLEYVILLE, TX 76034

Deed Date: 8/25/2020

Deed Volume:

Deed Page:

Instrument: [D220236079](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUSTARD LLOYD PHILIP;BUSTARD PAMELA ANN	7/14/2017	D217165393		
HALLEN P GRACE	12/22/2014	D214282748		
DREILING REALTY LLC	10/26/2007	D207396152	0000000	0000000
SILVEROAK LAND COMPANY LP	1/1/2007	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$579,638	\$140,000	\$719,638	\$657,292
2023	\$550,159	\$140,000	\$690,159	\$597,538
2022	\$429,821	\$140,000	\$569,821	\$543,216
2021	\$353,833	\$140,000	\$493,833	\$493,833
2020	\$355,467	\$140,000	\$495,467	\$495,467

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.