

## LOCATION

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**Address:** [1612 PECAN CROSSING DR](#)  
**City:** COLLEYVILLE  
**Georeference:** 44716D-2-7  
**Subdivision:** VILLAS AT OAK POINTE, THE  
**Neighborhood Code:** A3G010N

**Latitude:** 32.8994317906  
**Longitude:** -97.1411183279  
**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

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**Legal Description:** VILLAS AT OAK POINTE, THE  
Block 2 Lot 7

**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:** 41356055

**Site Name:** VILLAS AT OAK POINTE, THE-2-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,756

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,850

**Land Acres<sup>\*</sup>:** 0.0654

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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:**

SLAYDON SAMANTHA R

SLAYDON WILLIAM A

**Primary Owner Address:**

1612 PECAN CROSSING DR  
COLLEYVILLE, TX 76034

**Deed Date:** 6/22/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223109762](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRIAN AND JANE CARRON FAMILY TRUST	5/25/2018	<a href="#">D218115136</a>		
CARRON BRIAN P;CARRON JANE	7/9/2014	<a href="#">D214146661</a>	0000000	0000000
DREILING REALTY LLC	10/26/2007	<a href="#">D207396162</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$612,479	\$140,000	\$752,479	\$752,479
2023	\$581,213	\$140,000	\$721,213	\$721,213
2022	\$403,167	\$140,000	\$543,167	\$543,167
2021	\$305,000	\$140,000	\$445,000	\$445,000
2020	\$305,000	\$140,000	\$445,000	\$445,000

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

- 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.