

## LOCATION

**Address:** [4108 PETRUS BLVD](#)  
**City:** COLLEYVILLE  
**Georeference:** 8662A-5-30  
**Subdivision:** CREEKSIDE AT COLLEYVILLE  
**Neighborhood Code:** 3C050M

**Latitude:** 32.8699263258  
**Longitude:** -97.112028158  
**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:** CREEKSIDE AT COLLEYVILLE  
Block 5 Lot 30

**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:** 2019

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800009511

**Site Name:** CREEKSIDE AT COLLEYVILLE 5 30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,845

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,798

**Land Acres<sup>\*</sup>:** 0.2249

**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

**Current Owner:**

MODY SIDDHARTH

VIN HARINA

**Primary Owner Address:**

4108 PETRUS BLVD  
COLLEYVILLE, TX 76034

**Deed Date:** 9/7/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221262032](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K E GIBSON LLC	3/1/2019	<a href="#">D220055299</a>		
GIBSON ELIZABETH	2/28/2019	<a href="#">D220053113</a>		

## VALUES

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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	\$828,734	\$220,000	\$1,048,734	\$990,625
2023	\$827,785	\$150,000	\$977,785	\$900,568
2022	\$668,698	\$150,000	\$818,698	\$818,698
2021	\$618,474	\$150,000	\$768,474	\$768,474
2020	\$596,853	\$150,000	\$746,853	\$746,853

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

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- 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.