



LOCATION

Address: [2850 TIMBER HILL DR](#)
City: GRAPEVINE
Georeference: 46093-8-13
Subdivision: WESTERN OAKS (GRAPEVINE)
Neighborhood Code: 3C031L

Latitude: 32.8966289966
Longitude: -97.1061844989
TAD Map: 2120-444
MAPSCO: TAR-041E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN OAKS (GRAPEVINE)
Block 8 Lot 13

Jurisdictions:

CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 1987

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05631602

Site Name: WESTERN OAKS (GRAPEVINE)-8-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,319

Percent Complete: 100%

Land Sqft^{*}: 7,102

Land Acres^{*}: 0.1630

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:

FLANNIGAN JOHN V

Primary Owner Address:

2850 TIMBER HILL DR
GRAPEVINE, TX 76051-6434

Deed Date: 8/26/1999

Deed Volume: 0013995

Deed Page: 0000211

Instrument: 00139950000211

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HYDER AUDREY D;HYDER LARRY W	9/10/1987	00090670001713	0009067	0001713
CALAIS CONSTRUCTION INC	5/7/1987	00089400001132	0008940	0001132
WILDWOOD III JV	1/1/1984	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	\$404,842	\$81,500	\$486,342	\$469,041
2023	\$402,886	\$81,500	\$484,386	\$426,401
2022	\$306,137	\$81,500	\$387,637	\$387,637
2021	\$308,566	\$48,900	\$357,466	\$357,466
2020	\$322,828	\$48,900	\$371,728	\$371,728

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.