



## LOCATION

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**Address:** [7201 BALMORAL DR](#)  
**City:** COLLEYVILLE  
**Georeference:** 42158C-C-1  
**Subdivision:** TIMARRON-CASCADES AT TIMARRON  
**Neighborhood Code:** 3C700G

**Latitude:** 32.9126842664  
**Longitude:** -97.1413248718  
**TAD Map:** 2108-452  
**MAPSCO:** TAR-026X



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:** TIMARRON-CASCADES AT  
TIMARRON Block C Lot 1

**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:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07110111

**Site Name:** TIMARRON-CASCADES AT TIMARRON-C-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,949

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,935

**Land Acres<sup>\*</sup>:** 0.4117

**Pool:** Y

<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:**

SPAHR AARON C

SPAHR MARTHA

**Primary Owner Address:**

7201 BALMORAL DR  
COLLEYVILLE, TX 76034-6397

**Deed Date:** 3/21/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213072219](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURGARDT JOHN D	3/17/1999	00137430000122	0013743	0000122
UNUMB ENTERPRISES INC	6/9/1998	00132740000182	0013274	0000182
WESTERRA TIMARRON LP	1/1/1997	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$874,055	\$205,850	\$1,079,905	\$950,468
2023	\$929,290	\$205,850	\$1,135,140	\$864,062
2022	\$641,146	\$205,850	\$846,996	\$785,511
2021	\$564,965	\$175,000	\$739,965	\$714,101
2020	\$474,183	\$175,000	\$649,183	\$649,183

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.