



Address: [3113 TIMBER RIDGE PT](#)
City: GRAPEVINE
Georeference: 42225-1-3
Subdivision: TIMBERLINE ESTATES (GRAPEVINE)
Neighborhood Code: M3G01T

Latitude: 32.9175415774
Longitude: -97.1165579671
TAD Map: 2114-452
MAPSCO: TAR-026V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TIMBERLINE ESTATES
(GRAPEVINE) Block 1 Lot 3

Jurisdictions:

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

State Code: B

Year Built: 1983

Personal Property Account: N/A

Agent: BARBARA L BENNETT (X1234)

Protest Deadline Date: 5/24/2024

Site Number: 03148696

Site Name: TIMBERLINE ESTATES (GRAPEVINE)-1-3

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 2,798

Percent Complete: 100%

Land Sqft^{*}: 14,800

Land Acres^{*}: 0.3397

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:

LEIGHTON VICTOR L

Primary Owner Address:

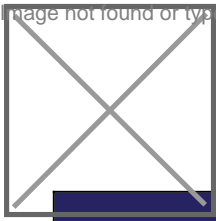
3508 CHATEAUX LN
HURST, TX 76054

Deed Date: 3/30/1998

Deed Volume: 0013150

Deed Page: 0000311

Instrument: 00131500000311



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEDDLE BARBARA;WEDDLE V L LEIGHTON	12/10/1987	00091470000472	0009147	0000472
HILL FINANCIAL SAVINGS ASSN	5/5/1987	00089400002139	0008940	0002139
CLOTHIER KENT B;CLOTHIER SHERRY N	6/15/1984	00078600000775	0007860	0000775
FRAZIER HARDIE DEV CORP	4/28/1983	00074970000532	0007497	0000532
ALLEY JR & B FLORIES;ALLEY T W SR	12/31/1900	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	\$320,000	\$50,000	\$370,000	\$370,000
2024	\$320,000	\$50,000	\$370,000	\$370,000
2023	\$275,000	\$50,000	\$325,000	\$325,000
2022	\$294,556	\$50,000	\$344,556	\$344,556
2021	\$180,000	\$50,000	\$230,000	\$230,000
2020	\$180,000	\$50,000	\$230,000	\$230,000

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

There are no exemptions for this property

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.