



Address: [3080 HIGHTIMBER CT](#)
City: GRAPEVINE
Georeference: 17988-3-6
Subdivision: HIGH COUNTRY ADDITION
Neighborhood Code: 3C031C

Latitude: 32.8969802492
Longitude: -97.1171529379
TAD Map: 2114-444
MAPSCO: TAR-040H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HIGH COUNTRY ADDITION
Block 3 Lot 6

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: 1989
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$630,000
Protest Deadline Date: 5/24/2024

Site Number: 05493951
Site Name: HIGH COUNTRY ADDITION-3-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,088
Percent Complete: 100%
Land Sqft^{*}: 12,547
Land Acres^{*}: 0.2880
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:
LUKANICH JAMES T
LUKANICH LAURIE
Primary Owner Address:
3080 HIGHTIMBER CT
GRAPEVINE, TX 76051-6809

Deed Date: 9/29/2000
Deed Volume: 0014546
Deed Page: 0000351
Instrument: 00145460000351

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBLIN ANNE A;ROBLIN WILLIAM M	5/30/1997	00127930000420	0012793	0000420
STRONG JUDY A;STRONG SCOT A	6/14/1989	00096290001225	0009629	0001225
WEBER & UNGER INC	1/9/1989	00094860001661	0009486	0001661
BRANAN DEVELOPMENT CORP	4/15/1984	00077840002118	0007784	0002118
FRED JOYCE-MARY MYERS ENT INC	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	\$450,000	\$144,000	\$594,000	\$585,640
2024	\$486,000	\$144,000	\$630,000	\$532,400
2023	\$426,000	\$144,000	\$570,000	\$484,000
2022	\$296,000	\$144,000	\$440,000	\$440,000
2021	\$350,588	\$86,400	\$436,988	\$436,988
2020	\$369,217	\$86,400	\$455,617	\$423,500

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.