



**Address:** [2851 TIMBER HILL DR](#)  
**City:** GRAPEVINE  
**Georeference:** 46093-5-3  
**Subdivision:** WESTERN OAKS (GRAPEVINE)  
**Neighborhood Code:** 3C031L

**Latitude:** 32.8971242794  
**Longitude:** -97.1062253815  
**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 5 Lot 3

**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:** 1988

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$586,202

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05630282

**Site Name:** WESTERN OAKS (GRAPEVINE)-5-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,778

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,803

**Land Acres<sup>\*</sup>:** 0.1791

**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

**Current Owner:**

MORRIS RICHARD A  
MORRIS FRANCES

**Primary Owner Address:**

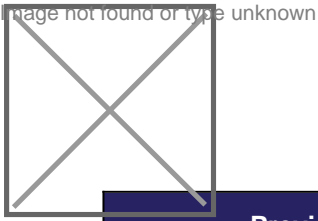
2851 TIMBER HILL DR  
GRAPEVINE, TX 76051-6435

**Deed Date:** 9/28/1992

**Deed Volume:** 0010791

**Deed Page:** 0001583

**Instrument:** 00107910001583



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FAGAN PATRICK G;FAGAN SUZANNE	8/19/1988	00093680000329	0009368	0000329
WESTBROOK BUILDING CO	4/6/1988	00092420000522	0009242	0000522
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 <sup>+</sup>
2025	\$496,652	\$89,550	\$586,202	\$586,202
2024	\$496,652	\$89,550	\$586,202	\$558,765
2023	\$494,340	\$89,550	\$583,890	\$507,968
2022	\$372,239	\$89,550	\$461,789	\$461,789
2021	\$375,012	\$53,730	\$428,742	\$428,742
2020	\$390,308	\$53,730	\$444,038	\$444,038

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.