



Address: [2831 TIMBER HILL DR](#)
City: GRAPEVINE
Georeference: 46093-6-10
Subdivision: WESTERN OAKS (GRAPEVINE)
Neighborhood Code: 3C031L

Latitude: 32.8970143728
Longitude: -97.107648915
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 6 Lot 10

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: PROPERTY TAX PROTEST (00795)
Notice Sent Date: 4/15/2025
Notice Value: \$486,828
Protest Deadline Date: 5/24/2024

Site Number: 05630649
Site Name: WESTERN OAKS (GRAPEVINE)-6-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,978
Percent Complete: 100%
Land Sqft^{*}: 6,612
Land Acres^{*}: 0.1517
Pool: Y

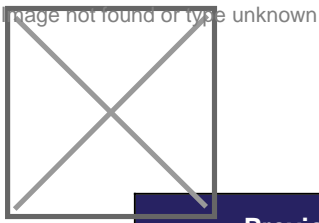
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
DYKGRAAF STEVEN
DYKGRAAF K K SMITH
Primary Owner Address:
2831 TIMBER HILL DR
GRAPEVINE, TX 76051-6433

Deed Date: 9/12/1994
Deed Volume: 0011735
Deed Page: 0000097
Instrument: 00117350000097



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHEATLEY BRIANA M	12/28/1987	00091580000891	0009158	0000891
GOLDEN GATE CORP THE	1/15/1987	00088130002305	0008813	0002305
WILDWOOD III JOINT VENTURE	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	\$410,928	\$75,900	\$486,828	\$486,828
2024	\$410,928	\$75,900	\$486,828	\$464,878
2023	\$409,100	\$75,900	\$485,000	\$422,616
2022	\$308,296	\$75,900	\$384,196	\$384,196
2021	\$310,583	\$45,540	\$356,123	\$356,123
2020	\$324,050	\$45,540	\$369,590	\$369,590

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.