



Address: [2802 TIMBER HILL DR](#)
City: GRAPEVINE
Georeference: 46093-7-7
Subdivision: WESTERN OAKS (GRAPEVINE)
Neighborhood Code: 3C031L

Latitude: 32.8986511828
Longitude: -97.1068123473
TAD Map: 2120-448
MAPSCO: TAR-041A



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 7 Lot 7

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: 1992

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$555,296

Protest Deadline Date: 5/24/2024

Site Number: 05631106

Site Name: WESTERN OAKS (GRAPEVINE)-7-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,862

Percent Complete: 100%

Land Sqft^{*}: 7,937

Land Acres^{*}: 0.1822

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:

FMA GLOBAL LLC

Primary Owner Address:

4701 MILL SPRINGS CT
COLLEYVILLE, TX 76034

Deed Date: 3/26/2024

Deed Volume:

Deed Page:

Instrument: [D224055920](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAMIL SYED;KHAN MEHREEN	10/12/2018	D218230597		
CARTUS FINANCIAL CORP	7/31/2018	D218230596		
HALL KEVIN;HALL SHELLEY HALL	12/13/2006	D206396568	0000000	0000000
ELLINGSWORTH DAVID;ELLINGSWORTH DORINDA	6/24/1992	00106850000247	0010685	0000247
NEWPORT CLASSIC HOMES INC	9/4/1991	00103870000913	0010387	0000913
SIMMONS J SCOTT	4/26/1991	00102430000513	0010243	0000513
TARFIVE INC	10/27/1988	00094280000361	0009428	0000361
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 ⁺
2025	\$441,984	\$91,100	\$533,084	\$533,084
2024	\$464,196	\$91,100	\$555,296	\$555,296
2023	\$456,690	\$91,100	\$547,790	\$547,790
2022	\$372,043	\$91,100	\$463,143	\$463,143
2021	\$295,340	\$54,660	\$350,000	\$350,000
2020	\$295,340	\$54,660	\$350,000	\$350,000

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.