



**Address:** [2804 TIMBER HILL DR](#)  
**City:** GRAPEVINE  
**Georeference:** 46093-7-8  
**Subdivision:** WESTERN OAKS (GRAPEVINE)  
**Neighborhood Code:** 3C031L

**Latitude:** 32.89864322  
**Longitude:** -97.1070316144  
**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 8

**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:** None

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

**Notice Value:** \$560,455

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

**Site Number:** 05631130

**Site Name:** WESTERN OAKS (GRAPEVINE)-7-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,616

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,881

**Land Acres<sup>\*</sup>:** 0.1809

**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:**

MCLUCKEY ALLISON MARIE  
MCLUCKEY MATHEW S

**Primary Owner Address:**

2804 TIMBER HILL DR  
GRAPEVINE, TX 76051

**Deed Date:** 10/8/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221297529](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRECHT JENNIFER;BRECHT WILLIAM	5/27/2021	<a href="#">D221152820</a>		
CLOUD SARAH	12/3/2020	2021-PR00109-2		
CLOUD PHILIP;CLOUD SARAH	6/11/2013	<a href="#">D213151925</a>	0000000	0000000
VALENTINE CHRISTIN;VALENTINE DAVID	4/26/2005	<a href="#">D205121175</a>	0000000	0000000
ALLEN RANDY	8/14/1996	00124790000633	0012479	0000633
MITCHAM ANGELA;MITCHAM BARRY	11/19/1993	00113360000890	0011336	0000890
COLLINS PATRIC;COLLINS STEPHEN L	3/22/1988	00092310001058	0009231	0001058
CALAIS CONSTRUCTION INC	9/28/1987	00090830001985	0009083	0001985
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	\$433,550	\$90,450	\$524,000	\$524,000
2024	\$470,005	\$90,450	\$560,455	\$535,813
2023	\$467,862	\$90,450	\$558,312	\$487,103
2022	\$352,371	\$90,450	\$442,821	\$442,821
2021	\$342,630	\$54,270	\$396,900	\$396,900
2020	\$342,630	\$54,270	\$396,900	\$396,900

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.