



**Address:** [2806 TIMBER HILL DR](#)  
**City:** GRAPEVINE  
**Georeference:** 46093-7-9  
**Subdivision:** WESTERN OAKS (GRAPEVINE)  
**Neighborhood Code:** 3C031L

**Latitude:** 32.8986447138  
**Longitude:** -97.1072495872  
**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 9

**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:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 05631165

**Site Name:** WESTERN OAKS (GRAPEVINE)-7-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,479

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,156

**Land Acres<sup>\*</sup>:** 0.1642

**Pool:** N

<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:**

KNIGHT EILEEN A

**Primary Owner Address:**

2806 TIMBER HILL DR  
GRAPEVINE, TX 76051-6432

**Deed Date:** 7/23/1998

**Deed Volume:** 0013359

**Deed Page:** 0000488

**Instrument:** 00133590000488

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AFFLERBACH E M;AFFLERBACH R A KNIGHT	12/11/1992	00108940001223	0010894	0001223
PRUDENTIAL RELOCATION MGMNT	11/6/1992	00108940001219	0010894	0001219
VELASQUEZ;VELASQUEZ JOSHUA R	6/18/1990	00100200001125	0010020	0001125
COCO JOSEPH S;COCO JUDITH	10/27/1986	00087280001534	0008728	0001534
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 <sup>+</sup>
2025	\$337,371	\$82,150	\$419,521	\$419,521
2024	\$383,984	\$82,150	\$466,134	\$466,134
2023	\$387,413	\$82,150	\$469,563	\$428,227
2022	\$307,147	\$82,150	\$389,297	\$389,297
2021	\$312,768	\$49,290	\$362,058	\$362,058
2020	\$312,768	\$49,290	\$362,058	\$362,058

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.