



**Address:** [2834 TIMBER HILL DR](#)  
**City:** GRAPEVINE  
**Georeference:** 46093-8-5  
**Subdivision:** WESTERN OAKS (GRAPEVINE)  
**Neighborhood Code:** 3C031L

**Latitude:** 32.8965927044  
**Longitude:** -97.1078922791  
**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 8 Lot 5

**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:** 1990

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05631459

**Site Name:** WESTERN OAKS (GRAPEVINE)-8-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,008

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,419

**Land Acres<sup>\*</sup>:** 0.1473

**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:**

KOBOS FAMILY TRUST

**Primary Owner Address:**

2834 TIMBER HILL DR  
GRAPEVINE, TX 76051

**Deed Date:** 12/27/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223001033](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOBOS PHILIP J	6/4/2009	<a href="#">D209157568</a>	0000000	0000000
ONEY SARAH K;ONEY THOMAS E	1/30/2002	00154450000159	0015445	0000159
TELL MICHAEL R	9/4/1992	00108180001630	0010818	0001630
TELL MICHAEL R;TELL NANCY C	11/29/1990	00101200000450	0010120	0000450
SIMMONS RICHARD E	4/18/1990	00099140001444	0009914	0001444
TARFIVE INC	10/27/1988	000000000000361	0000000	0000361
WILDWOOD III JV	1/1/1984	000000000000000	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	\$406,300	\$73,700	\$480,000	\$480,000
2024	\$426,300	\$73,700	\$500,000	\$500,000
2023	\$491,300	\$73,700	\$565,000	\$473,000
2022	\$356,300	\$73,700	\$430,000	\$430,000
2021	\$350,780	\$44,220	\$395,000	\$395,000
2020	\$350,780	\$44,220	\$395,000	\$395,000

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

- 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.