



**Address:** [2712 SPRINGHILL DR](#)  
**City:** GRAPEVINE  
**Georeference:** 42235-1-28  
**Subdivision:** TIMBERLINE SOUTH ADDITION  
**Neighborhood Code:** 3C010K

**Latitude:** 32.9085823417  
**Longitude:** -97.1082282591  
**TAD Map:** 2120-448  
**MAPSCO:** TAR-027W



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** TIMBERLINE SOUTH ADDITION  
Block 1 Lot 28

**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:** 1991

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$568,532

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

**Site Number:** 05998441

**Site Name:** TIMBERLINE SOUTH ADDITION-1-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,406

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,080

**Land Acres<sup>\*</sup>:** 0.2314

**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:**

WALSH PATRICIA

**Primary Owner Address:**

2712 SPRINGHILL DR  
GRAPEVINE, TX 76051-5620

**Deed Date:** 6/26/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208253978](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRADSHAW KEITH;BRADSHAW MOLLY	11/16/2007	<a href="#">D207418929</a>	0000000	0000000
MOLTZAN GLENN K;MOLTZAN TERRI A	6/13/2001	00149610000088	0014961	0000088
NALLEY JOHN E;NALLEY MARY K	3/28/1991	00102120000273	0010212	0000273
LEGACY ENTERPRISES INC	12/10/1990	00101260002192	0010126	0002192
MID CITIES DEVELOPMENT CO NV	1/1/1986	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	\$452,832	\$115,700	\$568,532	\$549,634
2024	\$452,832	\$115,700	\$568,532	\$499,667
2023	\$412,509	\$115,700	\$528,209	\$454,243
2022	\$361,509	\$115,700	\$477,209	\$412,948
2021	\$305,987	\$69,420	\$375,407	\$375,407
2020	\$313,154	\$69,420	\$382,574	\$382,574

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.