



**Address:** [2917 TIMBERLINE DR](#)  
**City:** GRAPEVINE  
**Georeference:** 42235-3-14  
**Subdivision:** TIMBERLINE SOUTH ADDITION  
**Neighborhood Code:** 3C010K

**Latitude:** 32.909869117  
**Longitude:** -97.1136838563  
**TAD Map:** 2114-452  
**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 3 Lot 14

**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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$664,698

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

**Site Number:** 05998859

**Site Name:** TIMBERLINE SOUTH ADDITION-3-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,255

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,533

**Land Acres<sup>\*</sup>:** 0.4713

**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:**

ESCHENBACH DOUGLAS  
ESCHENBACH CATHY

**Primary Owner Address:**

2917 TIMBERLINE DR  
GRAPEVINE, TX 76051-3833

**Deed Date:** 7/28/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206244475](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORRIS TIMOTHY	12/7/1999	00141320000506	0014132	0000506
SNYDER DONALD O;SNYDER GAIL E	4/19/1999	00137750000405	0013775	0000405
DARREL NANCE HOMES INC	2/17/1999	00136680000083	0013668	0000083
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	\$464,353	\$200,345	\$664,698	\$632,591
2024	\$464,353	\$200,345	\$664,698	\$575,083
2023	\$411,175	\$200,345	\$611,520	\$522,803
2022	\$373,174	\$200,345	\$573,519	\$475,275
2021	\$311,861	\$120,207	\$432,068	\$432,068
2020	\$299,773	\$120,207	\$419,980	\$419,980

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.