



**Address:** [2813 GREENBROOK CT](#)  
**City:** GRAPEVINE  
**Georeference:** 42235-3-21  
**Subdivision:** TIMBERLINE SOUTH ADDITION  
**Neighborhood Code:** 3C010K

**Latitude:** 32.9089187952  
**Longitude:** -97.1111424116  
**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 21

**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  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$783,501  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05998964  
**Site Name:** TIMBERLINE SOUTH ADDITION-3-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,877  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,840  
**Land Acres<sup>\*</sup>:** 0.2258  
**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:**  
TORRENS BRANDON  
TORRENS MELYNDA  
**Primary Owner Address:**  
2813 GREENBROOK CT  
GRAPEVINE, TX 76051

**Deed Date:** 4/16/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220088235](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPH PROPERTY ONE LLC	2/28/2020	<a href="#">D220048522</a>		
MILLER ANDREW H	2/20/2015	<a href="#">D215035766</a>		
CARTUS FINANCIAL CORPORATION	1/24/2015	<a href="#">D215035765</a>		
SIZEMORE CHARLES;SIZEMORE JULIE	8/2/2013	<a href="#">D213205475</a>	0000000	0000000
COVEY DEBRA RENEE TINSLEY	12/30/2005	<a href="#">D206005983</a>	0000000	0000000
COVEY DEBRA R;COVEY TERRY L	8/10/1995	00120650001388	0012065	0001388
PRUDENTIAL RES SER LTD PRTNSHP	7/26/1995	00120650001384	0012065	0001384
SPEAKS HOWARD JR;SPEAKS REBECCA	5/15/1991	00102650001074	0010265	0001074
FIRST NATL BANK GRAPEVINE	4/2/1991	00102130001408	0010213	0001408
TANDY HOMES INC	5/2/1990	00099190000102	0009919	0000102
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	\$670,551	\$112,950	\$783,501	\$715,369
2024	\$670,551	\$112,950	\$783,501	\$650,335
2023	\$609,264	\$112,950	\$722,214	\$591,214
2022	\$472,050	\$112,950	\$585,000	\$537,467
2021	\$420,836	\$67,770	\$488,606	\$488,606
2020	\$424,905	\$67,770	\$492,675	\$492,675

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

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## Tarrant Appraisal District Property Information | PDF

- 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.