



**Address:** [2800 SPRINGHILL DR](#)  
**City:** GRAPEVINE  
**Georeference:** 42235-3-25  
**Subdivision:** TIMBERLINE SOUTH ADDITION  
**Neighborhood Code:** 3C010K

**Latitude:** 32.9085823707  
**Longitude:** -97.1103400992  
**TAD Map:** 2114-448  
**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 3 Lot 25

**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:** \$744,310

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

**Site Number:** 05999022

**Site Name:** TIMBERLINE SOUTH ADDITION-3-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,796

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,200

**Land Acres<sup>\*</sup>:** 0.2341

**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:**

MORGAN ROBIN  
MORGAN NICHOLAS

**Primary Owner Address:**

2800 SPRINGHILL DR  
GRAPEVINE, TX 76051-5625

**Deed Date:** 12/30/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214000875](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRIAN BROOKS & TINA BROOKS	11/28/2005	<a href="#">D205369436</a>	0000000	0000000
BROOKS BRIAN S;BROOKS TINA M	9/23/2005	<a href="#">D205291139</a>	0000000	0000000
COWAN DOUGLAS;COWAN GUILLERMINA	6/2/1994	00116120000301	0011612	0000301
LYONS ANN D;LYONS STEVEN W	1/23/1992	00105140002347	0010514	0002347
DREES HOMES CO THE	6/19/1991	00103180001259	0010318	0001259
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	\$596,934	\$117,100	\$714,034	\$714,034
2024	\$627,210	\$117,100	\$744,310	\$662,488
2023	\$598,496	\$117,100	\$715,596	\$602,262
2022	\$486,050	\$117,100	\$603,150	\$547,511
2021	\$427,477	\$70,260	\$497,737	\$497,737
2020	\$427,477	\$70,260	\$497,737	\$497,737

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.