



**Address:** [2811 SPRINGHILL DR](#)  
**City:** GRAPEVINE  
**Georeference:** 42235-3-33  
**Subdivision:** TIMBERLINE SOUTH ADDITION  
**Neighborhood Code:** 3C010K

**Latitude:** 32.9081152494  
**Longitude:** -97.1111451712  
**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 33

**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:** \$677,941

**Protest Deadline Date:** 7/12/2024

**Site Number:** 05999162

**Site Name:** TIMBERLINE SOUTH ADDITION-3-33

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,264

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,733

**Land Acres<sup>\*</sup>:** 0.2234

**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:**

MOODY BRYAN R  
MOODY TORI M

**Primary Owner Address:**

2811 SPRINGHILL DR  
GRAPEVINE, TX 76051

**Deed Date:** 1/30/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217026490](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COSGROVE AMY D C;COSGROVE TYLER M	4/10/2014	<a href="#">D214080057</a>	0000000	0000000
SAVAGE JARVIS;SAVAGE MYRA E	2/17/1992	00105380000082	0010538	0000082
DREES 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	\$566,241	\$111,700	\$677,941	\$677,941
2024	\$566,241	\$111,700	\$677,941	\$671,844
2023	\$513,592	\$111,700	\$625,292	\$610,767
2022	\$427,635	\$111,700	\$539,335	\$539,335
2021	\$350,137	\$67,020	\$417,157	\$417,157
2020	\$350,137	\$67,020	\$417,157	\$417,157

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.