



Address: [2805 ROSECLIFF TERR](#)
City: GRAPEVINE
Georeference: 42235-3-44
Subdivision: TIMBERLINE SOUTH ADDITION
Neighborhood Code: 3C010K

Latitude: 32.9072926407
Longitude: -97.1104439286
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 44

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: 1989

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$727,924

Protest Deadline Date: 5/24/2024

Site Number: 05999308

Site Name: TIMBERLINE SOUTH ADDITION-3-44

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,425

Percent Complete: 100%

Land Sqft^{*}: 13,120

Land Acres^{*}: 0.3011

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HART RODNEY R
HART CINDY L

Primary Owner Address:

2805 ROSECLIFF TERR
GRAPEVINE, TX 76051-5619

Deed Date: 6/16/2000

Deed Volume: 0014398

Deed Page: 0000266

Instrument: 00143980000266

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLANCHER ANTHONY;KLANCHER LESA M	2/17/1995	00118850000899	0011885	0000899
TITUS KENNETH;TITUS RUTH	5/7/1993	00110610000677	0011061	0000677
LEMKE AMY;LEMKE RL S	9/19/1989	00097270000895	0009727	0000895
MARYMARK HOMES LTD	5/30/1989	00096090001103	0009609	0001103
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 ⁺
2025	\$599,914	\$128,010	\$727,924	\$707,010
2024	\$599,914	\$128,010	\$727,924	\$642,736
2023	\$545,772	\$128,010	\$673,782	\$584,305
2022	\$480,703	\$128,010	\$608,713	\$531,186
2021	\$406,090	\$76,806	\$482,896	\$482,896
2020	\$392,192	\$76,806	\$468,998	\$468,771

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.