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Address: [2709 ROSECLIFF TERR](#)
City: GRAPEVINE
Georeference: 42235-3-54
Subdivision: TIMBERLINE SOUTH ADDITION
Neighborhood Code: 3C010K

Latitude: 32.9073022792
Longitude: -97.1077648598
TAD Map: 2120-448
MAPSCO: TAR-027W



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: TIMBERLINE SOUTH ADDITION
Block 3 Lot 54

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: \$783,141

Protest Deadline Date: 5/24/2024

Site Number: 05999413

Site Name: TIMBERLINE SOUTH ADDITION-3-54

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,581

Percent Complete: 100%

Land Sqft^{*}: 13,608

Land Acres^{*}: 0.3123

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:

SIMS NATHAN T
SIMS GINA M

Primary Owner Address:

2709 ROSECLIFF TERR
GRAPEVINE, TX 76051-5618

Deed Date: 3/3/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208088758](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANDRY GABRIELE;LANDRY JOHN C	4/14/1995	00122060000093	0012206	0000093
WOODS JAMES K;WOODS JAYME C	9/30/1991	00104080001345	0010408	0001345
DREES COMPANY THE	12/12/1990	00101300000727	0010130	0000727
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	\$626,941	\$156,200	\$783,141	\$755,027
2024	\$626,941	\$156,200	\$783,141	\$686,388
2023	\$569,486	\$156,200	\$725,686	\$623,989
2022	\$501,068	\$156,200	\$657,268	\$567,263
2021	\$421,974	\$93,720	\$515,694	\$515,694
2020	\$431,804	\$93,720	\$525,524	\$525,524

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.