



Address: [2602 TWELVE OAKS LN](#)
City: COLLEYVILLE
Georeference: 36607-1-3
Subdivision: ROSS DOWNS ESTATES
Neighborhood Code: 3C020S

Latitude: 32.9066427949
Longitude: -97.1259806896
TAD Map: 2114-448
MAPSCO: TAR-040C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROSS DOWNS ESTATES Block
1 Lot 3

Jurisdictions:
CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A
Year Built: 1992
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$916,512
Protest Deadline Date: 5/24/2024

Site Number: 06492215
Site Name: ROSS DOWNS ESTATES-1-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,296
Percent Complete: 100%
Land Sqft^{*}: 22,719
Land Acres^{*}: 0.5215
Pool: Y

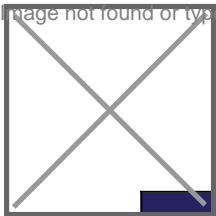
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
NORRIS MICHAEL
NORRIS DEBORAH
Primary Owner Address:
2602 TWELVE OAKS LN
COLLEYVILLE, TX 76034-5644

Deed Date: 6/30/1992
Deed Volume: 0010691
Deed Page: 0002011
Instrument: 00106910002011



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEWPORT CLASSIC HOMES INC	3/3/1992	00105600000074	0010560	0000074
OWEN E R	1/1/1991	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	\$663,272	\$253,240	\$916,512	\$792,908
2024	\$663,272	\$253,240	\$916,512	\$720,825
2023	\$594,822	\$253,240	\$848,062	\$655,295
2022	\$507,606	\$253,240	\$760,846	\$595,723
2021	\$431,566	\$110,000	\$541,566	\$541,566
2020	\$442,551	\$110,000	\$552,551	\$552,551

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.