



Address: [2603 TWELVE OAKS LN](#)
City: COLLEYVILLE
Georeference: 36607-2-3
Subdivision: ROSS DOWNS ESTATES
Neighborhood Code: 3C020S

Latitude: 32.9057586161
Longitude: -97.1259839271
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
2 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: 1991

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Notice Sent Date: 4/15/2025

Notice Value: \$1,001,745

Protest Deadline Date: 5/24/2024

Site Number: 06492452

Site Name: ROSS DOWNS ESTATES-2-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,060

Percent Complete: 100%

Land Sqft^{*}: 22,803

Land Acres^{*}: 0.5234

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:

DAULERIO FAMILY REVOCABLE TRUST

Primary Owner Address:

2603 TWELVE OAKS LN
COLLEYVILLE, TX 76034

Deed Date: 7/15/2016

Deed Volume:

Deed Page:

Instrument: [D216158764](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAULERIO DAMON;DAULERIO JANE	5/24/2011	D211123372	0000000	0000000
GOIN DONALD JR;GOIN TONIA GOIN	6/2/2006	D206172983	0000000	0000000
SEKIYA HIROSHI;SEKIYA KIMBERLY	5/14/2004	D204153516	0000000	0000000
APPEL JOHN C;APPEL PATRICIA	12/9/1993	00113680000500	0011368	0000500
PRUDENTIAL RESIDENTIAL SERV	10/13/1993	00113680000496	0011368	0000496
OLIVERIUS M GRIFFIN;OLIVERIUS THOMAS	1/29/1992	00105200000511	0010520	0000511
JONES LARRY INC	10/31/1991	00104410001866	0010441	0001866
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	\$748,220	\$253,525	\$1,001,745	\$851,465
2024	\$748,220	\$253,525	\$1,001,745	\$774,059
2023	\$525,054	\$253,525	\$778,579	\$703,690
2022	\$563,372	\$253,525	\$816,897	\$639,718
2021	\$471,562	\$110,000	\$581,562	\$581,562
2020	\$483,038	\$110,000	\$593,038	\$593,038

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.