



Address: [2503 TWELVE OAKS LN](#)
City: COLLEYVILLE
Georeference: 36607-2-8
Subdivision: ROSS DOWNS ESTATES
Neighborhood Code: 3C020S

Latitude: 32.905758884
Longitude: -97.1276100604
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 8

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$1,300,258

Protest Deadline Date: 5/24/2024

Site Number: 06492509

Site Name: ROSS DOWNS ESTATES-2-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,423

Percent Complete: 100%

Land Sqft^{*}: 22,784

Land Acres^{*}: 0.5230

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:

DRIES ERIK
DRIES DENA

Primary Owner Address:

2503 TWELVE OAKS LN
COLLEYVILLE, TX 76034-5646

Deed Date: 6/25/2021

Deed Volume:

Deed Page:

Instrument: [D221183307](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCOVILLE CHARLES;SCOVILLE MICHELL	7/18/2006	D206218736	0000000	0000000
AWALT ELIZABETH;AWALT TERRY L	1/23/1992	00105140001904	0010514	0001904
EQUITABLE HOMES INC	9/19/1991	00103970002068	0010397	0002068
OWEN E R	1/1/1991	000000000000000	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	\$945,083	\$355,175	\$1,300,258	\$1,295,851
2024	\$718,419	\$253,450	\$971,869	\$953,577
2023	\$613,438	\$253,450	\$866,888	\$866,888
2022	\$627,299	\$253,450	\$880,749	\$880,749
2021	\$481,192	\$110,000	\$591,192	\$591,192
2020	\$492,442	\$110,000	\$602,442	\$602,442

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.