



Address: [2501 TWELVE OAKS LN](#)
City: COLLEYVILLE
Georeference: 36607-2-9
Subdivision: ROSS DOWNS ESTATES
Neighborhood Code: 3C020S

Latitude: 32.9057396127
Longitude: -97.1279321935
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 9

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: \$1,033,592
Protest Deadline Date: 5/24/2024

Site Number: 06492517
Site Name: ROSS DOWNS ESTATES-2-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,232
Percent Complete: 100%
Land Sqft^{*}: 21,688
Land Acres^{*}: 0.4978
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:
NEAL RONALD
NEAL JENNIFER L
Primary Owner Address:
2501 TWELVE OAKS LN
COLLEYVILLE, TX 76034-5646

Deed Date: 4/25/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213108879](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCDONALD ALAN J;MCDONALD VICKI S	8/16/2000	00144860000509	0014486	0000509
OAKLEY DENISE;OAKLEY WILLIAM D	4/26/1996	00123490000035	0012349	0000035
LOWRY DEBBIE L;LOWRY WILLIAM E	4/29/1993	00110410002089	0011041	0002089
PROPP DALE;PROPP LAVONNE	1/10/1992	00105260000734	0010526	0000734
PHIL CHAFFINS CUSTOM HMS INC	11/18/1991	00105260000721	0010526	0000721
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	\$726,050	\$248,950	\$975,000	\$882,279
2024	\$784,642	\$248,950	\$1,033,592	\$802,072
2023	\$609,675	\$248,950	\$858,625	\$729,156
2022	\$591,904	\$248,950	\$840,854	\$662,869
2021	\$492,608	\$110,000	\$602,608	\$602,608
2020	\$485,000	\$110,000	\$595,000	\$595,000

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.