



Address: [7216 BALMORAL DR](#)
City: COLLEYVILLE
Georeference: 42158C-B-9
Subdivision: TIMARRON-CASCADES AT TIMARRON
Neighborhood Code: 3C700G

Latitude: 32.9135996326
Longitude: -97.142028492
TAD Map: 2108-452
MAPSCO: TAR-026X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TIMARRON-CASCADES AT
TIMARRON Block B 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: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,072,287

Protest Deadline Date: 5/24/2024

Site Number: 07109970

Site Name: TIMARRON-CASCADES AT TIMARRON-B-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,170

Percent Complete: 100%

Land Sqft^{*}: 17,640

Land Acres^{*}: 0.4049

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

RAY LESLIE FAIR
RAY JOSHUA LAIL

Primary Owner Address:

7216 BALMORAL DR
COLLEYVILLE, TX 76034

Deed Date: 5/24/2019

Deed Volume:

Deed Page:

Instrument: [D219112265](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WIESE CARL W;WIESE LINDA J	10/23/2000	00145940000167	0014594	0000167
MCGOUGH HOMES INC	6/30/1998	00132970000314	0013297	0000314
WESTERRA TIMARRON LP	1/1/1997	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	\$869,787	\$202,500	\$1,072,287	\$937,431
2024	\$869,787	\$202,500	\$1,072,287	\$852,210
2023	\$927,790	\$202,500	\$1,130,290	\$774,736
2022	\$640,767	\$202,500	\$843,267	\$704,305
2021	\$465,277	\$175,000	\$640,277	\$640,277
2020	\$465,277	\$175,000	\$640,277	\$640,277

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.