



**Address:** [7305 BALMORAL DR](#)  
**City:** COLLEYVILLE  
**Georeference:** 42158C-C-6  
**Subdivision:** TIMARRON-CASCADES AT TIMARRON  
**Neighborhood Code:** 3C700G

**Latitude:** 32.9141606402  
**Longitude:** -97.1413014157  
**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 C Lot 6

**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:** 1999

**Personal Property Account:** N/A

**Agent:** INTEGRATAX (00753)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,150,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07110324

**Site Name:** TIMARRON-CASCADES AT TIMARRON-C-6

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,901

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,527

**Land Acres<sup>\*</sup>:** 0.4023

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SALVAGIO RACHEL ENDRES  
SALVAGIO THOMAS

**Primary Owner Address:**

7305 BALMORAL DR  
COLLEYVILLE, TX 76034

**Deed Date:** 6/28/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219142977](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
INTONDI BARBARA J;INTONDI MICHAEL R	8/31/2015	<a href="#">D215197651</a>		
BARTOLOMEI JUAN C;BARTOLOMEI VICTOR	12/28/2005	<a href="#">D205389346</a>	0000000	0000000
BARTOLOMEI JUAN;BARTOLOMEI VICTORIA	12/28/2005	<a href="#">D205389346</a>	0000000	0000000
RYAN CHRIS;RYAN SEAN T	7/21/2004	<a href="#">D204236075</a>	0000000	0000000
WESEVICH JAY W;WESEVICH JONORA E	7/15/2000	00000000000000	0000000	0000000
PIERCE HOMES INC	6/9/1999	00138740000084	0013874	0000084
WESTERRA TIMARRON LP	1/1/1997	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 <sup>+</sup>
2025	\$740,075	\$201,200	\$941,275	\$941,275
2024	\$948,800	\$201,200	\$1,150,000	\$978,890
2023	\$1,037,758	\$201,200	\$1,238,958	\$889,900
2022	\$607,801	\$201,199	\$809,000	\$809,000
2021	\$634,000	\$175,000	\$809,000	\$809,000
2020	\$576,379	\$175,000	\$751,379	\$751,379

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.