



**Address:** [7309 BALMORAL DR](#)  
**City:** COLLEYVILLE  
**Georeference:** 42158C-C-7  
**Subdivision:** TIMARRON-CASCADES AT TIMARRON  
**Neighborhood Code:** 3C700G

**Latitude:** 32.9144613066  
**Longitude:** -97.1412948402  
**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 7

**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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$1,004,115

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

**Site Number:** 07110332

**Site Name:** TIMARRON-CASCADES AT TIMARRON-C-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,362

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,295

**Land Acres<sup>\*</sup>:** 0.4199

**Pool:** N

<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:**

DODSON GEORGE WAYNE  
DODSON EVANDRA MAY

**Primary Owner Address:**

7309 BALMORAL DR  
COLLEYVILLE, TX 76034

**Deed Date:** 2/19/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215099721](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DODSON EVANDRA;DODSON GEORGE	5/30/2001	00149720000119	0014972	0000119
RIPP KATHLEEN;RIPP STEPHEN J	10/15/1999	00140600000196	0014060	0000196
PIERCE HOMES INC	10/28/1998	00135030000373	0013503	0000373
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	\$794,115	\$210,000	\$1,004,115	\$981,586
2024	\$794,115	\$210,000	\$1,004,115	\$892,351
2023	\$979,341	\$210,000	\$1,189,341	\$811,228
2022	\$679,013	\$210,000	\$889,013	\$737,480
2021	\$495,436	\$175,000	\$670,436	\$670,436
2020	\$495,436	\$175,000	\$670,436	\$670,436

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.