



Address: [7300 MAJESTIC MNR](#)
City: COLLEYVILLE
Georeference: 42158C-C-9
Subdivision: TIMARRON-CASCADES AT TIMARRON
Neighborhood Code: 3C700G

Latitude: 32.914075961
Longitude: -97.1407604789
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 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

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,355,328

Protest Deadline Date: 5/24/2024

Site Number: 07110359

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

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,283

Percent Complete: 100%

Land Sqft^{*}: 20,356

Land Acres^{*}: 0.4673

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:

SVOCHAK BARBARA
SVOCHAK JAN

Primary Owner Address:

7300 MAJESTIC MANOR
COLLEYVILLE, TX 76034

Deed Date: 8/30/2024

Deed Volume:

Deed Page:

Instrument: [D224176899](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIEA RAZVAN DANIEL;STEFAN VIVIANA	7/19/2023	D223130331		
DAVIDOVICH GREGORY W;DAVIDOVICH TINA L	2/16/2015	D215070888		
WELLS FARGO BANK	3/4/2014	D214056870	0000000	0000000
CAMPBELL FRANK;CAMPBELL KAY	11/24/1998	00135400000348	0013540	0000348
CHARLES O'BANION CUST HOMES	3/9/1998	00131350000304	0013135	0000304
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 ⁺
2025	\$1,121,678	\$233,650	\$1,355,328	\$1,355,328
2024	\$1,121,678	\$233,650	\$1,355,328	\$1,355,328
2023	\$1,097,350	\$233,650	\$1,331,000	\$1,037,164
2022	\$816,227	\$233,650	\$1,049,877	\$942,876
2021	\$722,753	\$175,000	\$897,753	\$857,160
2020	\$604,236	\$175,000	\$779,236	\$779,236

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.