



**Address:** [7208 MAJESTIC MNR](#)  
**City:** COLLEYVILLE  
**Georeference:** 42158C-C-11  
**Subdivision:** TIMARRON-CASCADES AT TIMARRON  
**Neighborhood Code:** 3C700G

**Latitude:** 32.9133916313  
**Longitude:** -97.1407753249  
**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 11

**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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$1,078,138

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

**Site Number:** 07110375

**Site Name:** TIMARRON-CASCADES AT TIMARRON-C-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,495

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,356

**Land Acres<sup>\*</sup>:** 0.4673

**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:**

THE ADOS REVOCABLE LIVING TRUST

**Primary Owner Address:**

7208 MAJESTIC MANOR  
COLLEYVILLE, TX 76034

**Deed Date:** 1/20/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222020923](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAMANI AMBREEN;SALIM OUMER	7/31/2020	<a href="#">D220187322</a>		
MAIR BRETT A;MAIR COURTNEY B	7/1/2019	<a href="#">D219148498</a>		
OPALINSKI CORINNE J;OPALINSKI JOHN	8/4/2017	<a href="#">D217179126</a>		
RAS CLOSING SERV LLC	8/3/2017	<a href="#">D217179125</a>		
PARTYKA ELISABET;PARTYKA KENNETH	12/11/2006	<a href="#">D206396139</a>	0000000	0000000
MINYARD JEANNIE;MINYARD STEVEN	11/20/1998	00135350000132	0013535	0000132
RIVIERA PROF BLDRS INC	4/9/1998	00131770000412	0013177	0000412
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	\$844,488	\$233,650	\$1,078,138	\$1,048,828
2024	\$844,488	\$233,650	\$1,078,138	\$953,480
2023	\$1,037,310	\$233,650	\$1,270,960	\$866,800
2022	\$554,350	\$233,650	\$788,000	\$788,000
2021	\$613,000	\$175,000	\$788,000	\$788,000
2020	\$527,664	\$175,000	\$702,664	\$702,664

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.