



Address: [7301 MAJESTIC MNR](#)
City: COLLEYVILLE
Georeference: 42158C-E-21
Subdivision: TIMARRON-CASCADES AT TIMARRON
Neighborhood Code: 3C700G

Latitude: 32.9138741735
Longitude: -97.1400259784
TAD Map: 2108-452
MAPSCO: TAR-026X



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

PROPERTY DATA

Legal Description: TIMARRON-CASCADES AT
TIMARRON Block E Lot 21

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

Protest Deadline Date: 5/24/2024

Site Number: 07110456

Site Name: TIMARRON-CASCADES AT TIMARRON-E-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,108

Percent Complete: 100%

Land Sqft^{*}: 20,986

Land Acres^{*}: 0.4817

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:

NIXON MICHAEL A
MILLER-NIXON NICOLE A

Primary Owner Address:

7301 MAJESTIC MANOR
COLLEYVILLE, TX 76034

Deed Date: 4/13/2022

Deed Volume:

Deed Page:

Instrument: [D222100383](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MICHAEL & NICOLE NIXON REVOCABLE TRUST	3/17/2022	D222130873		
BAKER BRYAN B;BAKER YASMINE	6/10/2015	D215127722		
BOWMAN DAVID JOHN	12/21/2010	D211014438	0000000	0000000
BOWMAN CARA;BOWMAN DAVID	4/3/2008	D208125275	0000000	0000000
DALTON CAPITAL CORP	11/9/2007	D207407696	0000000	0000000
KOPOREC D STEPHEN;KOPOREC DEBRA	3/24/2005	D205085796	0000000	0000000
ZIMMER MICHAEL R;ZIMMER VIKKI	10/15/1998	00134870000020	0013487	0000020
POLO CUSTOM HOMES	4/10/1998	00131800000547	0013180	0000547
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	\$900,611	\$240,900	\$1,141,511	\$1,141,511
2024	\$900,611	\$240,900	\$1,141,511	\$1,141,511
2023	\$957,845	\$240,900	\$1,198,745	\$1,198,745
2022	\$659,696	\$240,900	\$900,596	\$900,596
2021	\$580,713	\$175,000	\$755,713	\$755,713
2020	\$486,592	\$175,000	\$661,592	\$661,592

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)

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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.