



**Address:** [7305 BRAEMAR TERR](#)  
**City:** COLLEYVILLE  
**Georeference:** 42158C-B-37  
**Subdivision:** TIMARRON-CASCADES AT TIMARRON  
**Neighborhood Code:** 3C700G

**Latitude:** 32.9145598092  
**Longitude:** -97.1346607197  
**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 B Lot 37

**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:** 2004

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Notice Value:** \$1,288,109

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

**Site Number:** 07643780

**Site Name:** TIMARRON-CASCADES AT TIMARRON-B-37

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,161

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,716

**Land Acres<sup>\*</sup>:** 0.4755

**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:**

SHAH URMESH S  
SHAH MAITRY U

**Primary Owner Address:**

7305 BRAEMAR TERR  
COLLEYVILLE, TX 76034-7329

**Deed Date:** 5/14/2003

**Deed Volume:** 0016719

**Deed Page:** 0000178

**Instrument:** 00167190000178

| Previous Owners             | Date       | Instrument     | Deed Volume | Deed Page |
|-----------------------------|------------|----------------|-------------|-----------|
| JOHN CRAIG CUSTOM HOMES INC | 11/20/2001 | 00152880000231 | 0015288     | 0000231   |
| SOBECO LLC                  | 10/20/2000 | 00145990000013 | 0014599     | 0000013   |
| WESTERRA TIMARRON LP        | 1/1/2000   | 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 | \$683,698          | \$475,600   | \$1,159,298  | \$1,159,298                  |
| 2024 | \$812,509          | \$475,600   | \$1,288,109  | \$1,174,875                  |
| 2023 | \$924,400          | \$475,600   | \$1,400,000  | \$1,068,068                  |
| 2022 | \$674,127          | \$475,600   | \$1,149,727  | \$970,971                    |
| 2021 | \$550,000          | \$350,000   | \$900,000    | \$882,701                    |
| 2020 | \$452,455          | \$350,000   | \$802,455    | \$802,455                    |

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.