



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

**Latitude:** 32.9129727929  
**Longitude:** -97.1350522373  
**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 H 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:** 2005  
**Personal Property Account:** N/A  
**Agent:** DOMUTAX LLC (13011)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$1,195,518  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07644140  
**Site Name:** TIMARRON-CASCADES AT TIMARRON-H-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 5,425  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,000  
**Land Acres<sup>\*</sup>:** 0.2984  
**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:**  
GUIRGUIS PETER  
GUIRGUIS MERNA  
**Primary Owner Address:**  
7208 BRAEMAR TERR  
COLLEYVILLE, TX 76034

**Deed Date:** 11/4/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224199901](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEINFELD AARON DERRICK;STEINFELD CHELSEA	10/27/2022	<a href="#">D222260126</a>		
WILLIAMS DAWN	6/16/2006	<a href="#">D206192125</a>	0000000	0000000
MONUMENT CUSTOM HOMES LP	6/16/2006	<a href="#">D206190700</a>	0000000	0000000
MONUMENT CUSTOM HOMES INC	3/29/2001	00148160000219	0014816	0000219
WESTERRA TIMARRON LP	1/1/2000	0000000000000000	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	\$1,046,318	\$149,200	\$1,195,518	\$1,195,518
2024	\$1,046,318	\$149,200	\$1,195,518	\$1,195,518
2023	\$1,051,997	\$149,200	\$1,201,197	\$1,201,197
2022	\$878,641	\$149,200	\$1,027,841	\$994,689
2021	\$772,947	\$175,000	\$947,947	\$904,263
2020	\$647,057	\$175,000	\$822,057	\$822,057

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.