



**Address:** [417 TIMBERLINE DR S](#)  
**City:** COLLEYVILLE  
**Georeference:** 18030-3-A2  
**Subdivision:** HIGHLAND ACRES ADDN-COLLEYVILL  
**Neighborhood Code:** 3C800A

**Latitude:** 32.885072166  
**Longitude:** -97.1617959599  
**TAD Map:** 2102-440  
**MAPSCO:** TAR-039L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HIGHLAND ACRES ADDN-COLLEYVILL Block 3 Lot A2

**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:** 2010

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,703,370

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

**Site Number:** 41201779

**Site Name:** HIGHLAND ACRES ADDN-COLLEYVILL-3-A2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,700

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 30,923

**Land Acres<sup>\*</sup>:** 0.7098

**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:**

SIKES CRAIG D  
SIKES ANGELIC F

**Primary Owner Address:**

417 TIMBERLINE DR S  
COLLEYVILLE, TX 76034-3508

**Deed Date:** 9/30/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211240977](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JPC REALTY LTD	9/30/2010	<a href="#">D210255449</a>	0000000	0000000
LE DUONG THI;LE TUAN TRUONG	6/12/2008	<a href="#">D208234274</a>	0000000	0000000
OWENS DEAN	4/2/2008	<a href="#">D208129000</a>	0000000	0000000
DCL ENTERPRISES INC	9/11/2006	<a href="#">D206287232</a>	0000000	0000000
IDOSKI GAZIM	1/1/2006	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	\$1,099,515	\$281,485	\$1,381,000	\$1,162,311
2024	\$1,421,885	\$281,485	\$1,703,370	\$1,056,646
2023	\$1,416,993	\$281,485	\$1,698,478	\$960,587
2022	\$1,231,509	\$281,485	\$1,512,994	\$873,261
2021	\$580,904	\$212,970	\$793,874	\$793,874
2020	\$580,904	\$212,970	\$793,874	\$793,874

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.