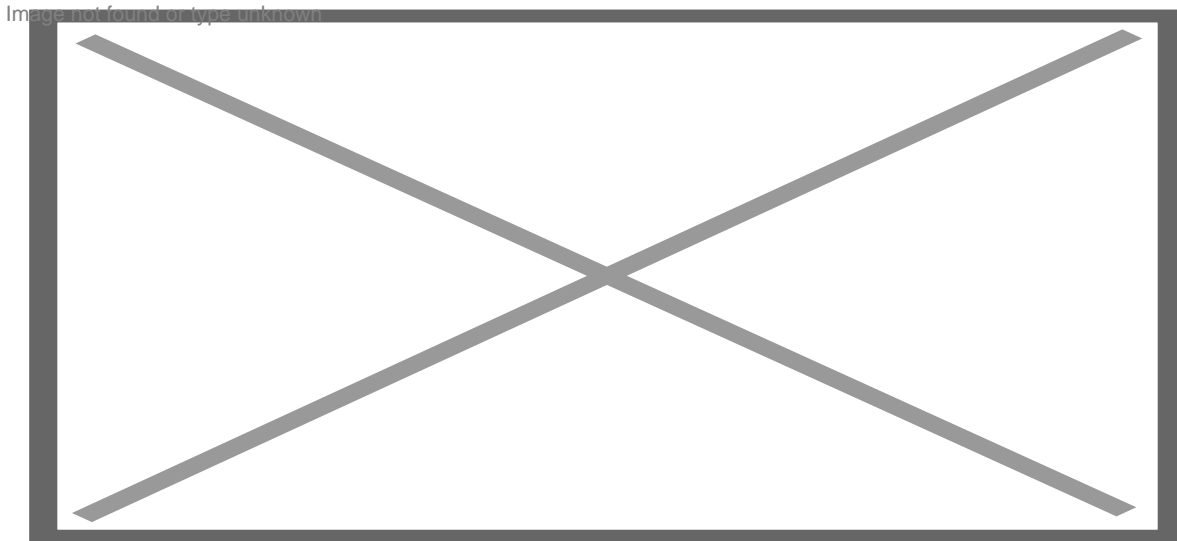




Address: [404 TIMBERLINE DR N](#)
City: COLLEYVILLE
Georeference: 18030-1-2
Subdivision: HIGHLAND ACRES ADDN-COLLEYVILL
Neighborhood Code: 3C800U

Latitude: 32.8875604595
Longitude: -97.1631589297
TAD Map: 2102-444
MAPSCO: TAR-039L



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

PROPERTY DATA

Legal Description: HIGHLAND ACRES ADDN-COLLEYVILL Block 1 Lot 2

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: 2023

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 01223755

Site Name: HIGHLAND ACRES ADDN-COLLEYVILL-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,481

Percent Complete: 100%

Land Sqft^{*}: 38,441

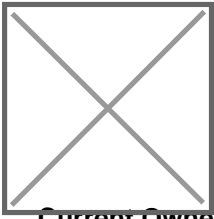
Land Acres^{*}: 0.8824

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:

WILLIAMS ERIC
WILLIAMS JENNA

Deed Date: 12/28/2022

Deed Volume:

Deed Page:

Instrument: [D222296439](#)

Primary Owner Address:

7301 JO WILL ST
COLLEYVILLE, TX 76034

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE BILLY J MCCLURE AND JANICE J MCCLURE LIVING TRUST	6/8/2022	D222151816		
MCCLURE BILLY J;MCCLURE JANICE J	12/3/1986	00087670001896	0008767	0001896
SUITT JOHN R	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$455,625	\$307,375	\$763,000	\$763,000
2023	\$206,164	\$307,375	\$513,539	\$513,539
2022	\$183,384	\$307,375	\$490,759	\$307,703
2021	\$166,377	\$264,750	\$431,127	\$279,730
2020	\$157,696	\$264,750	\$422,446	\$254,300

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

There are no exemptions for this property

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.