

Tarrant Appraisal District

Property Information | PDF

Account Number: 01223917

Address: 116 TIMBERLINE DR N

City: COLLEYVILLE

Georeference: 18030-1-15-30

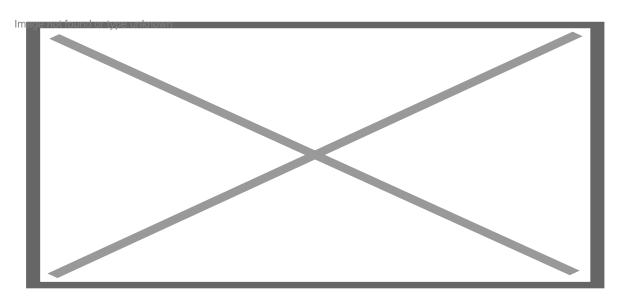
Subdivision: HIGHLAND ACRES ADDN-COLLEYVILL

Neighborhood Code: 3C800U

Latitude: 32.8876417832 **Longitude:** -97.1694764319

TAD Map: 2096-444 **MAPSCO:** TAR-039K





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

PROPERTY DATA

Legal Description: HIGHLAND ACRES ADDN-COLLEYVILL Block 1 Lot W75'15 & E50'16

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: 1971

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01223917

Site Name: HIGHLAND ACRES ADDN-COLLEYVILL-1-15-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size***: 1,704
Percent Complete: 100%

Land Sqft*: 28,326 Land Acres*: 0.6502

Pool: N

+++ Rounded.

OWNER INFORMATION

03-19-2025 Page 1

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



DURAN CYNTHIA N DURAN JOSE L

Primary Owner Address: 116 TIMBERLINE DR N COLLEYVILLE, TX 76034

Deed Date: 6/23/2022

Deed Volume: Deed Page:

Instrument: D222161130

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAEFNER MICHAEL H	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$176,455	\$272,545	\$449,000	\$449,000
2023	\$210,455	\$272,545	\$483,000	\$483,000
2022	\$189,591	\$272,545	\$462,136	\$324,852
2021	\$173,550	\$195,090	\$368,640	\$295,320
2020	\$169,022	\$195,090	\$364,112	\$268,473

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

03-19-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.