



**Address:** [1154 TERRACE DR](#)  
**City:** GRAPEVINE  
**Georeference:** 2135-3-16  
**Subdivision:** BELLAIRE ADDITION-GRAPEVINE  
**Neighborhood Code:** 3G030J

**Latitude:** 32.9291684117  
**Longitude:** -97.0827224829  
**TAD Map:** 2126-456  
**MAPSCO:** TAR-027R



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

**PROPERTY DATA**

**Legal Description:** BELLAIRE ADDITION-GRAPEVINE Block 3 Lot 16

**Jurisdictions:**  
CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A  
**Year Built:** 1953  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 00152498  
**Site Name:** BELLAIRE ADDITION-GRAPEVINE-3-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,162  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,363  
**Land Acres<sup>\*</sup>:** 0.2149  
**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:**  
RATLIFF LIVING TRUST  
**Primary Owner Address:**  
220 BLEVINS ST  
GRAPEVINE, TX 76051

**Deed Date:** 6/19/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218134031](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RATLIFF LINDA P	10/31/2000	00169030000128	0016903	0000128
POPKIN BRADFORD A;POPKIN LINDA	7/29/1997	00128520000089	0012852	0000089
BABER MARGARET E	1/1/1996	00128520000088	0012852	0000088
BABER LOY C	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$126,459	\$65,541	\$192,000	\$192,000
2023	\$134,151	\$42,980	\$177,131	\$177,131
2022	\$112,898	\$42,980	\$155,878	\$155,878
2021	\$101,282	\$42,980	\$144,262	\$144,262
2020	\$116,520	\$42,980	\$159,500	\$159,500

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.