

## LOCATION

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**Address:** [1653 CHOTEAU CIR](#)  
**City:** GRAPEVINE  
**Georeference:** 24810C-A-22  
**Subdivision:** MARINA DEL REY TOWNHOUSE ADDN  
**Neighborhood Code:** A3G010B

**Latitude:** 32.9560369286  
**Longitude:** -97.0941569969  
**TAD Map:** 2120-468  
**MAPSCO:** TAR-027C



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** MARINA DEL REY  
TOWNHOUSE ADDN Block A Lot 22 & PART OF  
COMMON AREA

**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:** 1978

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 00594717

**Site Name:** MARINA DEL REY TOWNHOUSE ADDN-A-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,772

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,163

**Land Acres<sup>\*</sup>:** 0.0496

**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

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**Current Owner:**

LEGUIZAMON LYDA GYSELA FRANCO

**Primary Owner Address:**

1653 CHOTEAU CR  
GRAPEVINE, TX 76051

**Deed Date:** 6/28/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224117290](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAC CAPITAL LLC	8/31/2023	<a href="#">D223158842</a>		
CONKLIN MELANIE ANN	12/3/2013	<a href="#">D213308733</a>	0000000	0000000
BUTHMAN EDWARD OLIVER EST	5/24/2008	000000000000000	0000000	0000000
BUTHMAN EDWARD;BUTHMAN MILDREDEST	12/31/1900	00067470001636	0006747	0001636

## 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	\$223,487	\$75,000	\$298,487	\$298,487
2023	\$264,899	\$40,000	\$304,899	\$227,383
2022	\$267,183	\$40,000	\$307,183	\$206,712
2021	\$189,765	\$40,000	\$229,765	\$187,920
2020	\$191,373	\$40,000	\$231,373	\$170,836

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.