

## LOCATION

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**Address:** [1612 CHOTEAU CIR](#)  
**City:** GRAPEVINE  
**Georeference:** 24810C-B-37  
**Subdivision:** MARINA DEL REY TOWNHOUSE ADDN  
**Neighborhood Code:** A3G010B

**Latitude:** 32.9550811831  
**Longitude:** -97.0943478431  
**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 B Lot 37 & 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:** 1972

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00595152

**Site Name:** MARINA DEL REY TOWNHOUSE ADDN-B-37

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,142

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,547

**Land Acres<sup>\*</sup>:** 0.0584

**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:**

ALVAREZ ISMAEL

**Primary Owner Address:**

1612 CHOTEAU CIR  
GRAPEVINE, TX 76051

**Deed Date:** 4/17/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220088834](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLACKWELL MICHAEL	10/25/2011	<a href="#">D211265989</a>	0000000	0000000
LATAS BRIAN G	2/21/2002	00155260000151	0015526	0000151
LATAS BRIAN G;LATAS GEORGIA S	6/4/1996	00123990001051	0012399	0001051
ANDREATA SUSAN KIM	5/17/1990	00099330001072	0009933	0001072
SHARP WINN	8/31/1988	00093720000092	0009372	0000092
FRANKS JON M;FRANKS SUE POWERS	7/11/1985	00082410000571	0008241	0000571
GLYNDA KIRKLAND	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	\$295,928	\$75,000	\$370,928	\$328,565
2023	\$284,622	\$40,000	\$324,622	\$298,695
2022	\$255,603	\$40,000	\$295,603	\$271,541
2021	\$206,855	\$40,000	\$246,855	\$246,855
2020	\$189,751	\$40,000	\$229,751	\$175,539

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.