

# Tarrant Appraisal District Property Information | PDF Account Number: 01091379

### Address: <u>324 E FRANKLIN ST</u>

City: GRAPEVINE Georeference: 16060-30-3-10 Subdivision: GRAPEVINE, CITY OF Neighborhood Code: 3G030K Latitude: 32.9365309621 Longitude: -97.0749756669 TAD Map: 2126-460 MAPSCO: TAR-028J





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

## PROPERTY DATA

Legal Description: GRAPEVINE, CITY OF Block 30 W75'3

### Jurisdictions:

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

State Code: A

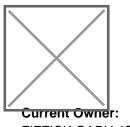
Year Built: 1959 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 01091379 Site Name: GRAPEVINE, CITY OF-30-3-10 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,627 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,625 Land Acres<sup>\*</sup>: 0.1980 Pool: N

#### +++ Rounded.

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

### **OWNER INFORMATION**





FIFFICK GARY JOHN FIFFICK DEBORAH

Primary Owner Address: 324 E FRANKLIN ST GRAPEVINE, TX 76051-5420 Deed Date: 12/20/2018 Deed Volume: Deed Page: Instrument: D219002320

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIFFICK GARY JOHN	1/28/1994	00114420000600	0011442	0000600
JENSEN DIANE K;JENSEN JOHN H	6/24/1983	00075400002173	0007540	0002173
DAVID C BARNES	12/31/1900	000000000000000000000000000000000000000	000000	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	\$362,493	\$180,000	\$542,493	\$308,826
2023	\$339,707	\$194,500	\$534,207	\$280,751
2022	\$221,966	\$194,490	\$416,456	\$255,228
2021	\$196,569	\$194,490	\$391,059	\$232,025
2020	\$209,411	\$180,000	\$389,411	\$210,932

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.