



**Address:** [2303 LAKERIDGE DR](#)  
**City:** GRAPEVINE  
**Georeference:** 16070-7-4  
**Subdivision:** GRAPEVINE LAKE ESTATES  
**Neighborhood Code:** 3G050C

**Latitude:** 32.9765525053  
**Longitude:** -97.1024555403  
**TAD Map:** 2120-476  
**MAPSCO:** TAR-013P



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

## PROPERTY DATA

**Legal Description:** GRAPEVINE LAKE ESTATES  
Block 7 Lot 4

**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:** 2011

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 01093274

**Site Name:** GRAPEVINE LAKE ESTATES-7-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,423

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,522

**Land Acres<sup>\*</sup>:** 0.2645

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION



**Current Owner:**  
BROWN MELISSA A  
**Primary Owner Address:**  
2303 LAKERIDGE DR  
GRAPEVINE, TX 76051-4559

**Deed Date:** 5/9/2011  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D211126787](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CITIFINANCIAL INC	4/5/2011	<a href="#">D211085600</a>	0000000	0000000
CARRADINE PATRICIA J EST	12/31/1900	000000000000000	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*
2025	\$0	\$0	\$0	\$0
2024	\$478,860	\$123,044	\$601,904	\$561,842
2023	\$505,325	\$123,044	\$628,369	\$510,765
2022	\$458,829	\$123,055	\$581,884	\$464,332
2021	\$322,120	\$100,000	\$422,120	\$422,120
2020	\$322,120	\$100,000	\$422,120	\$391,676

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.