



**Address:** [2204 FOREST HILLS RD](#)  
**City:** GRAPEVINE  
**Georeference:** 16070-10-21  
**Subdivision:** GRAPEVINE LAKE ESTATES  
**Neighborhood Code:** 3G050C

**Latitude:** 32.9724688529  
**Longitude:** -97.1012110148  
**TAD Map:** 2120-472  
**MAPSCO:** TAR-013T



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

## PROPERTY DATA

**Legal Description:** GRAPEVINE LAKE ESTATES  
Block 10 Lot 21

**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:** 1974

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01094122

**Site Name:** GRAPEVINE LAKE ESTATES-10-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,219

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,378

**Land Acres<sup>\*</sup>:** 0.4219

**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:**  
PHYLLIS RAULS COSTEPHENS REVOCABLE TRUST  
**Primary Owner Address:**  
2204 FOREST HILLS RD  
GRAPEVINE, TX 76051

**Deed Date:** 6/1/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223096003](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COSTEPHENS PHYLLIS R	1/18/1996	00125670001983	0012567	0001983
COSTEPHENS RICHARD K	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*
2025	\$399,550	\$136,756	\$536,306	\$536,306
2024	\$399,550	\$136,756	\$536,306	\$536,306
2023	\$358,959	\$136,756	\$495,715	\$359,695
2022	\$326,966	\$136,732	\$463,698	\$326,995
2021	\$297,904	\$100,000	\$397,904	\$297,268
2020	\$268,339	\$100,000	\$368,339	\$270,244

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.