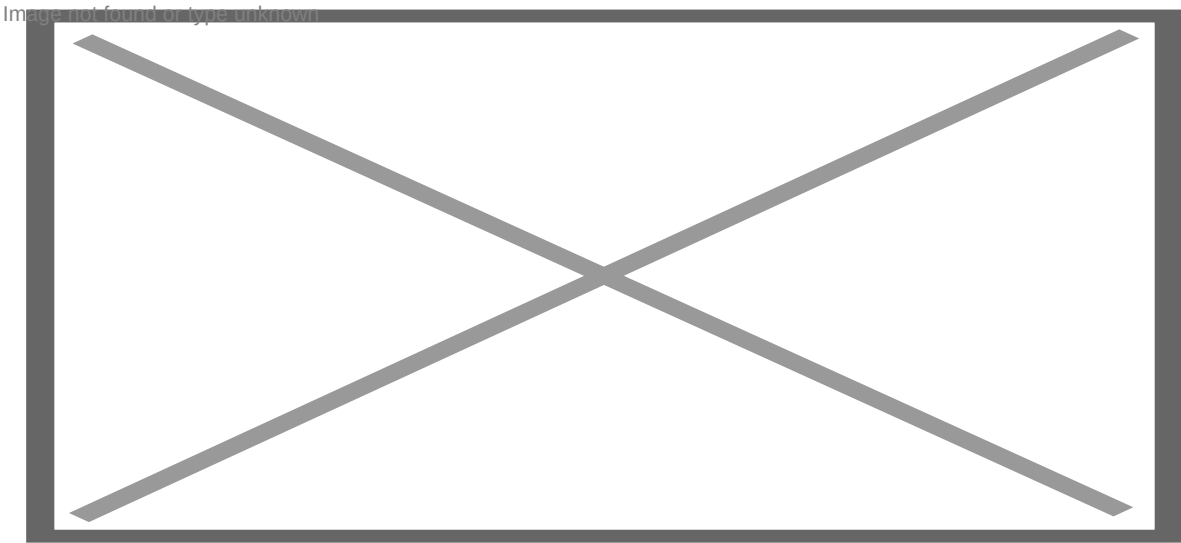


Address: [2043 FOREST HILLS RD](#)
City: GRAPEVINE
Georeference: 23180--18
Subdivision: LAKE FOREST ADDITION-GRAPEVINE
Neighborhood Code: 3G050C

Latitude: 32.9724342202
Longitude: -97.0978615214
TAD Map: 2120-472
MAPSCO: TAR-013T



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

PROPERTY DATA

Legal Description: LAKE FOREST ADDITION-GRAPEVINE Lot 18

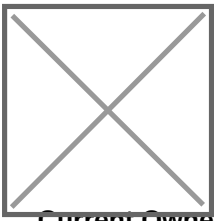
Jurisdictions:
CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A
Year Built: 1970
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/15/2025

Site Number: 01546805
Site Name: LAKE FOREST ADDITION-GRAPEVINE-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,457
Percent Complete: 100%
Land Sqft^{*}: 18,163
Land Acres^{*}: 0.4169
Pool: Y

⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:

L & A RAMIREZ LIVING TRUST

Primary Owner Address:

2043 FOREST HILLS RD
GRAPEVINE, TX 76051

Deed Date: 10/5/2022

Deed Volume:

Deed Page:

Instrument: [D222244253](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMIREZ ALICIA;RAMIREZ LARRY	10/18/2019	D219241333		
CARTER SUSAN E;LADD RONALD	4/20/2016	D216087222		
LADD RONALD J	4/28/1995	00119580002111	0011958	0002111
MCELROY FRANK L;MCELROY THELMA J	2/17/1989	00095180001610	0009518	0001610
DAVIS DONALD W	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	\$0	\$0	\$0	\$0
2024	\$375,841	\$136,326	\$512,167	\$505,852
2023	\$323,539	\$136,326	\$459,865	\$459,865
2022	\$360,072	\$136,404	\$496,476	\$496,476
2021	\$329,618	\$142,500	\$472,118	\$472,118
2020	\$288,965	\$150,000	\$438,965	\$438,965

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.