

Property Information | PDF

Account Number: 01546953

Address: 3520 LAKERIDGE DR

City: GRAPEVINE

LOCATION

**Georeference:** 23180--30

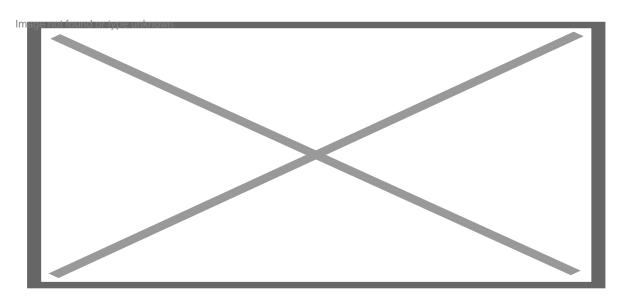
Subdivision: LAKE FOREST ADDITION-GRAPEVINE

Neighborhood Code: 3G050C

Latitude: 32.9740070542 Longitude: -97.098815682 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 30** 

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: 1964

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01546953

Site Name: LAKE FOREST ADDITION-GRAPEVINE-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,698
Percent Complete: 100%

Land Sqft\*: 11,358 Land Acres\*: 0.2607

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

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



Current Owner:

PERFECT FAMILY TRUST **Primary Owner Address:** 

3520 LAKERIDGE DR GRAPEVINE, TX 76051 **Deed Date: 10/22/2020** 

**Deed Volume: Deed Page:** 

Instrument: D220338118

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERFECT DONALD	5/8/2020	D220106564		
GOBER DEBBIE GAIL	3/21/2018	2018-PR00994-1		
ROBINSON BETTY R	10/30/1995	00000000000000	0000000	0000000
ROBINSON BETTY R;ROBINSON EDWARD	12/31/1900	00039170000488	0003917	0000488

## **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	\$162,284	\$122,716	\$285,000	\$285,000
2023	\$162,284	\$122,716	\$285,000	\$285,000
2022	\$177,334	\$122,666	\$300,000	\$275,000
2021	\$150,000	\$100,000	\$250,000	\$250,000
2020	\$150,000	\$100,000	\$250,000	\$250,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.