

Tarrant Appraisal District Property Information | PDF

Account Number: 01568280

Address: 721 LAKEWOOD LN

City: GRAPEVINE

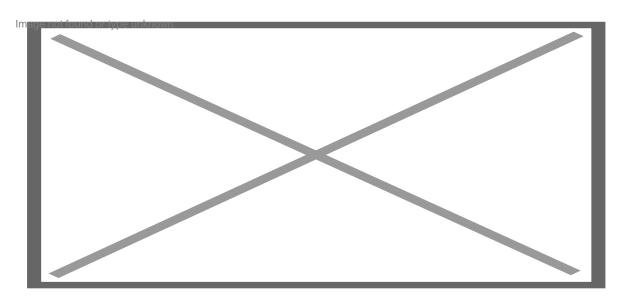
Georeference: 23380-2-14

Subdivision: LAKEWOOD ACRES ADDN-GRAPEVINE

Neighborhood Code: 3G0201

Latitude: 32.9539216834 Longitude: -97.068164447 TAD Map: 2132-468 MAPSCO: TAR-028B





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

## PROPERTY DATA

Legal Description: LAKEWOOD ACRES ADDN-

**GRAPEVINE Block 2 Lot 14** 

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: 1985

Personal Property Account: N/A

Agent: None

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

Site Number: 01568280

Site Name: LAKEWOOD ACRES ADDN-GRAPEVINE-2-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,625
Percent Complete: 100%

**Land Sqft\***: 9,670 **Land Acres\***: 0.2219

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:

FRAUSTO GUADALUPE ESPINOZA MELISSA MONICA

**Primary Owner Address:** 721 LAKEWOOD LN GRAPEVINE, TX 76051

**Deed Date: 7/6/2018** 

**Deed Volume:** 

**Deed Page:** 

**Instrument:** D218152349

| Previous Owners                | Date       | Instrument     | Deed Volume | Deed Page |
|--------------------------------|------------|----------------|-------------|-----------|
| FRAUSTO GUADALUPE              | 4/4/2017   | D217076078     |             |           |
| POWELL JACQUELINE S            | 4/19/2013  | D213100822     | 0000000     | 0000000   |
| HICKMAN GINA;HICKMAN J GREGORY | 4/18/2005  | D205112857     | 0000000     | 0000000   |
| TATUM DAVID A SR;TATUM JEANNE  | 4/30/1985  | 00081700002158 | 0008170     | 0002158   |
| GRADEVCO N V                   | 3/21/1984  | 00077760000853 | 0007776     | 0000853   |
| JOANNA PELGROMS                | 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 | \$347,788          | \$100,000   | \$447,788    | \$388,999        |
| 2023 | \$280,000          | \$80,000    | \$360,000    | \$353,635        |
| 2022 | \$282,000          | \$40,000    | \$322,000    | \$319,000        |
| 2021 | \$250,000          | \$40,000    | \$290,000    | \$290,000        |
| 2020 | \$250,000          | \$40,000    | \$290,000    | \$290,000        |

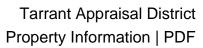
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

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



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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