

# Tarrant Appraisal District Property Information | PDF Account Number: 01568655

### Address: 613 OAK LN

City: GRAPEVINE Georeference: 23380-3-22 Subdivision: LAKEWOOD ACRES ADDN-GRAPEVINE Neighborhood Code: 3G0201 Latitude: 32.9531564771 Longitude: -97.0700866936 TAD Map: 2126-468 MAPSCO: TAR-028A





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

### **PROPERTY DATA**

#### Legal Description: LAKEWOOD ACRES ADDN-GRAPEVINE Block 3 Lot 22

#### 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: 1983 Personal Property Account: N/A Agent: CHANDLER CROUCH (11730)

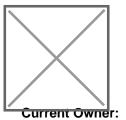
Protest Deadline Date: 5/15/2025

Site Number: 01568655 Site Name: LAKEWOOD ACRES ADDN-GRAPEVINE-3-22 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,968 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,609 Land Acres<sup>\*</sup>: 0.1746 Pool: N

#### +++ Rounded.

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

# **OWNER INFORMATION**



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Current Owner: PEABODY SUSAN E

Primary Owner Address: 613 OAK LN GRAPEVINE, TX 76051-2972 Deed Date: 3/13/1989 Deed Volume: 0009540 Deed Page: 0002260 Instrument: 00095400002260

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIDGEWAY LOIS;RIDGEWAY RON L	12/31/1986	00087970000007	0008797	0000007
RIDGEWAY LOIS T	6/6/1986	00085710001779	0008571	0001779
RIDGEWAY RON L	5/3/1984	00078180000458	0007818	0000458
BROSENS MARCEL	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$359,800	\$100,000	\$459,800	\$433,788
2023	\$364,407	\$80,000	\$444,407	\$394,353
2022	\$353,092	\$40,000	\$393,092	\$358,503
2021	\$285,912	\$40,000	\$325,912	\$325,912
2020	\$285,912	\$40,000	\$325,912	\$304,709

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.