



Address: [904 KINGS CANYON DR](#)
City: GRAPEVINE
Georeference: 31625-1-8
Subdivision: PARK PLACE-GRAPEVINE
Neighborhood Code: 3G010J

Latitude: 32.9490877048
Longitude: -97.0951951997
TAD Map: 2120-464
MAPSCO: TAR-027C



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

PROPERTY DATA

Legal Description: PARK PLACE-GRAPEVINE
Block 1 Lot 8

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: 1980

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02127717

Site Name: PARK PLACE-GRAPEVINE-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,449

Percent Complete: 100%

Land Sqft^{*}: 8,920

Land Acres^{*}: 0.2047

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

LEAR KRISTA
LEAR MATTHEW

Primary Owner Address:

1444 THISTLEWOOD LN
GRAPEVINE, TX 76051

Deed Date: 8/6/2019

Deed Volume:

Deed Page:

Instrument: [D219174523](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARSONS CONNIE SUZANNE	8/5/2019	D219174522		
JONES JEAN MILLER	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	\$289,299	\$90,000	\$379,299	\$346,403
2023	\$271,142	\$85,000	\$356,142	\$314,912
2022	\$255,158	\$50,000	\$305,158	\$286,284
2021	\$210,258	\$50,000	\$260,258	\$260,258
2020	\$212,009	\$50,000	\$262,009	\$262,009

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.