



Address: [820 KINGS CANYON DR](#)
City: GRAPEVINE
Georeference: 31625-1-12
Subdivision: PARK PLACE-GRAPEVINE
Neighborhood Code: 3G010J

Latitude: 32.9482228854
Longitude: -97.0951964324
TAD Map: 2120-464
MAPSCO: TAR-027G



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

PROPERTY DATA

Legal Description: PARK PLACE-GRAPEVINE
Block 1 Lot 12

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: 1978

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02127768

Site Name: PARK PLACE-GRAPEVINE-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,855

Percent Complete: 100%

Land Sqft^{*}: 8,555

Land Acres^{*}: 0.1963

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:

DORETY RYAN MICHAEL
DORETY HAYLI NICOLE

Primary Owner Address:

820 KINGS CANYON DR
GRAPEVINE, TX 76051

Deed Date: 1/18/2014

Deed Volume:

Deed Page:

Instrument: M214000182

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DORETY RYAN;WARE HAYLI	8/16/2013	D213218920	0000000	0000000
MCCLENDON DARYL G	2/25/2005	D205062043	0000000	0000000
JONES ANTOINETTE C	1/9/1981	00070560001188	0007056	0001188
JONES ANTOI;JONES PHILIP F III	12/31/1900	00065110000711	0006511	0000711

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	\$357,659	\$90,000	\$447,659	\$447,659
2023	\$365,000	\$85,000	\$450,000	\$447,659
2022	\$356,963	\$50,000	\$406,963	\$406,963
2021	\$321,333	\$50,000	\$371,333	\$371,333
2020	\$307,126	\$50,000	\$357,126	\$353,320

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.