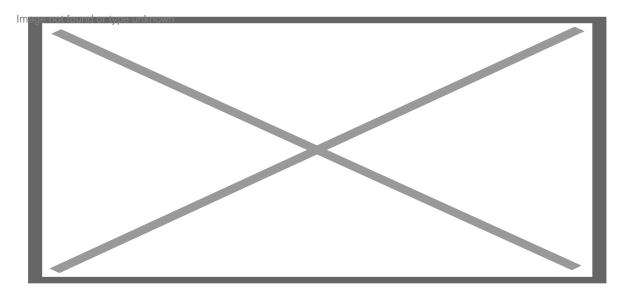


Tarrant Appraisal District Property Information | PDF Account Number: 02388189

Address: <u>421 BLUEBONNET DR</u>

City: GRAPEVINE Georeference: 34260-2-15 Subdivision: RIDGECREST ADDITION-GRAPEVINE Neighborhood Code: 3G030H Latitude: 32.9367974832 Longitude: -97.0925711383 TAD Map: 2120-460 MAPSCO: TAR-027L





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

PROPERTY DATA

Legal Description: RIDGECREST ADDITION-GRAPEVINE Block 2 Lot 15

Jurisdictions:

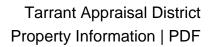
CITY OF GRAPEVINE (011) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) GRAPEVINE-COLLEYVILLE ISD (906)

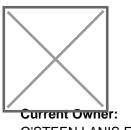
State Code: A Year Built: 1968 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 02388189 Site Name: RIDGECREST ADDITION-GRAPEVINE-2-15 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,704 Percent Complete: 100% Land Sqft*: 11,420 Land Acres*: 0.2621 Pool: N

+++ Rounded.

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

OWNER INFORMATION





O'STEEN LANIS F O'STEEN JENNIFER A

Primary Owner Address: 421 BLUEBONNET DR GRAPEVINE, TX 76051 Deed Date: 10/17/2014 Deed Volume: Deed Page: Instrument: D214228473

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MYERS BEVERLY E;MYERS DONALD L	5/28/2008	D208207329	000000	0000000
MCNINCH MICHELLE;MCNINCH WAYNE	2/10/1999	00136590000381	0013659	0000381
MYERS DONALD L	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$286,669	\$79,940	\$366,609	\$308,892
2023	\$289,229	\$52,440	\$341,669	\$280,811
2022	\$243,034	\$52,440	\$295,474	\$255,283
2021	\$214,673	\$52,440	\$267,113	\$232,075
2020	\$203,473	\$52,440	\$255,913	\$210,977

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.