



**Address:** [3432 MARSH LN](#)  
**City:** GRAPEVINE  
**Georeference:** 47500-1-7  
**Subdivision:** WOODCREST ESTATES ADDITION  
**Neighborhood Code:** 3C031I

**Latitude:** 32.897123988  
**Longitude:** -97.1222645122  
**TAD Map:** 2114-444  
**MAPSCO:** TAR-040H



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

## PROPERTY DATA

**Legal Description:** WOODCREST ESTATES  
ADDITION Block 1 Lot 7

**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:** TEXAS TAX PROTEST (05909)

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

**Site Number:** 03600661

**Site Name:** WOODCREST ESTATES ADDITION-1-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,213

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,684

**Land Acres<sup>\*</sup>:** 0.4289

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

LEPORI RYAN D  
LEPORI JORDIN L

**Primary Owner Address:**

3432 MARSH LN  
GRAPEVINE, TX 76051

**Deed Date:** 12/3/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215271274](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LALLENSACK DANIEL;LALLENSACK SARA	2/27/2015	<a href="#">D215040340</a>		
BULLARD DENNY;BULLARD PATRICIA	1/29/1999	00136390000088	0013639	0000088
LEACH DEAN;LEACH EVELYN	5/20/1993	00110760002381	0011076	0002381
MANASSE GUY;MANASSE MARIA	5/3/1991	00102580000381	0010258	0000381
MURRAY FED SAV & LOAN	2/6/1990	00098380001681	0009838	0001681
DYKGRAAF KATHRYN;DYKGRAAF STEVEN	7/30/1987	00090270001709	0009027	0001709
RUNYON BILLIE;RUNYON JAMES C JR	6/18/1985	00080490001572	0008049	0001572
CULLEN D ANDERSON	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	\$500,438	\$214,450	\$714,888	\$627,145
2023	\$404,185	\$214,450	\$618,635	\$570,132
2022	\$367,071	\$214,450	\$581,521	\$518,302
2021	\$342,514	\$128,670	\$471,184	\$471,184
2020	\$245,968	\$128,670	\$374,638	\$374,638

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.