

# **Tarrant Appraisal District** Property Information | PDF Account Number: 03600718

### Address: 3402 MARSH LN

**City: GRAPEVINE** Georeference: 47500-1-10 Subdivision: WOODCREST ESTATES ADDITION Neighborhood Code: 3C0311

Latitude: 32.8971205187 Longitude: -97.1210732694 **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 10

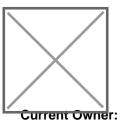
#### Jurisdictions:

Site Number: 03600718 CITY OF GRAPEVINE (011) Site Name: WOODCREST ESTATES ADDITION Block 1 Lot 10 **TARRANT COUNTY (220)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 3,093 **GRAPEVINE-COLLEYVILLE ISD (906)** State Code: A Percent Complete: 100% Year Built: 1973 Land Sqft\*: 19,582 Personal Property Account: N/A Land Acres<sup>\*</sup>: 0.4495 Agent: None Pool: N Protest Deadline Date: 5/15/2025

#### +++ Rounded.

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

### **OWNER INFORMATION**



Current Owner: TRUELSON HELEN

Primary Owner Address: 3402 MARSH LN GRAPEVINE, TX 76051 Deed Date: 11/11/2022 Deed Volume: Deed Page: Instrument: D222270994

| Previous Owners                             | Date       | Instrument                              | Deed<br>Volume | Deed<br>Page |
|---------------------------------------------|------------|-----------------------------------------|----------------|--------------|
| H.D. TERRY REVOCABLE TRUST;TERRY<br>PEGGY J | 1/29/2021  | D221060244                              |                |              |
| TERRY H D;TERRY PEGGY                       | 7/31/2014  | D214137796                              |                |              |
| TRUELSON HELEN T ETAL                       | 6/27/2014  | D214137796                              | 0000000        | 0000000      |
| KOLIC ANTHONY S                             | 6/13/2007  | D207209368                              | 0000000        | 0000000      |
| HARRIS JOHN TIMOTHY                         | 3/31/2005  | D205089565                              | 0000000        | 0000000      |
| ALLEN THOMAS E JR                           | 4/15/1997  | D204138355                              | 0000000        | 0000000      |
| ALLEN NANCY BOULTER; ALLEN THOMAS           | 12/3/1986  | 00087680000818                          | 0008768        | 0000818      |
| BANKS RONALD D                              | 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 | \$528,250          | \$224,750   | \$753,000    | \$636,180        |
| 2023 | \$411,570          | \$224,750   | \$636,320    | \$578,345        |
| 2022 | \$248,815          | \$149,841   | \$398,656    | \$350,532        |
| 2021 | \$249,446          | \$89,904    | \$339,350    | \$318,665        |
| 2020 | \$203,113          | \$89,904    | \$293,017    | \$289,695        |

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.