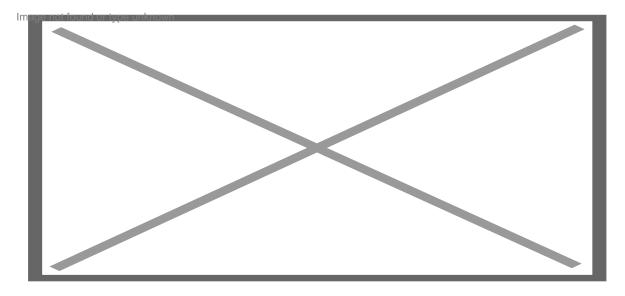


# Tarrant Appraisal District Property Information | PDF Account Number: 04852478

#### Address: 2859 PLACID CIR

City: GRAPEVINE Georeference: 32540-4-36R Subdivision: PLACID-PENINSULA ADDITION Neighborhood Code: 3S400H Latitude: 32.9728641313 Longitude: -97.1120659779 TAD Map: 2114-472 MAPSCO: TAR-013S





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

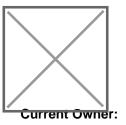
### PROPERTY DATA

Legal Description: PLACID-PENINSULA ADDITION Block 4 Lot 36R & A 390 TR 1E18				
Jurisdictions: CITY OF GRAPEVINE (011) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (2 TARRANT COUNTY COLLEGE (22 CARROLL ISD (919)	Site Number: 04852478 Site Name: PLACID-PENINSULA ADDITION 4 36R & A 390 TR 1E18 2\$jte Class: A1 - Residential - Single Family 25jarcels: 1 Approximate Size <sup>+++</sup> : 1,804			
State Code: A	Percent Complete: 100%			
Year Built: 1980	Land Sqft*: 115,086			
Personal Property Account: N/A	Land Acres <sup>*</sup> : 2.6420			
Agent: None Protest Deadline Date: 5/15/2025	Pool: N			

#### +++ Rounded.

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

### **OWNER INFORMATION**



WOODSON JOHN H COKER MARSHA

Primary Owner Address: 2859 PLACID CIR GRAPEVINE, TX 76051-2532 Deed Date: 3/25/2008 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D208134364

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOODSON JOHN H	8/30/1994	00123260000314	0012326	0000314
WOODSON JOHN;WOODSON MARIE	12/6/1984	00080260000577	0008026	0000577
CLARK JAMES	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	\$265,640	\$483,360	\$749,000	\$735,247
2023	\$262,640	\$483,360	\$746,000	\$668,406
2022	\$234,530	\$373,112	\$607,642	\$607,642
2021	\$236,502	\$373,112	\$609,614	\$602,055
2020	\$60,520	\$739,480	\$800,000	\$547,323

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.