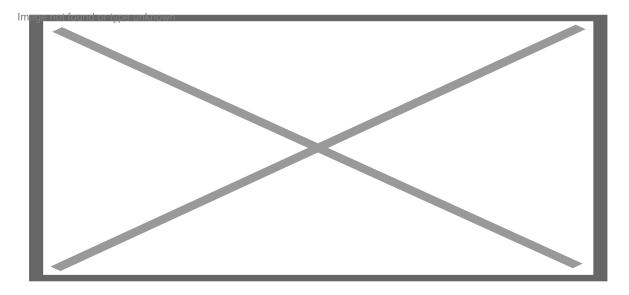


Tarrant Appraisal District Property Information | PDF Account Number: 05574242

Address: <u>1409 LAGUNA VISTA WAY</u> City: GRAPEVINE Georeference: 10129-10-31 Subdivision: DOVE CROSSING Neighborhood Code: 3G020V Latitude: 32.9592602129 Longitude: -97.0917161406 TAD Map: 2120-468 MAPSCO: TAR-013Y





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

PROPERTY DATA

Legal Description: DOVE CROSSING Block 10 Lot 31

Jurisdictions:

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

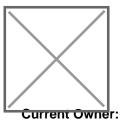
State Code: A

Year Built: 1986 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 05574242 Site Name: DOVE CROSSING-10-31 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,574 Percent Complete: 100% Land Sqft*: 4,665 Land Acres*: 0.1070 Pool: N

+++ Rounded.

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

OWNER INFORMATION



DIVERS KAREN H

Primary Owner Address: 1409 LAGUNA VISTA WAY GRAPEVINE, TX 76051-4948 Deed Date: 8/12/2003 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D204015989

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIVERS CHRISTOPHER; DIVERS KAREN	10/5/1989	00097330001652	0009733	0001652
EXPRESSWAY INVESTMENT CO INC	12/31/1985	00084130000089	0008413	0000089
TRI-CITY BLDGS INC	3/7/1985	00081110002157	0008111	0002157
HOOKER-BARNES HOMES	1/14/1985	00080580001760	0008058	0001760
DOVE CROSSING DEV CO	1/1/1984	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	\$308,906	\$80,000	\$388,906	\$384,167
2023	\$311,418	\$70,000	\$381,418	\$349,243
2022	\$278,978	\$45,000	\$323,978	\$317,494
2021	\$246,684	\$45,000	\$291,684	\$288,631
2020	\$217,392	\$45,000	\$262,392	\$262,392

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.