

# Tarrant Appraisal District Property Information | PDF Account Number: 06160190

### Address: 711 PRESTON PL

City: GRAPEVINE Georeference: 15396D-1-4 Subdivision: GLADE CROSSING III PHASE I Neighborhood Code: 3C100H Latitude: 32.8907129691 Longitude: -97.0902471045 TAD Map: 2120-444 MAPSCO: TAR-041G





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

## **PROPERTY DATA**

### Legal Description: GLADE CROSSING III PHASE I Block 1 Lot 4

#### Jurisdictions:

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

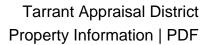
State Code: A

Year Built: 1989 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06160190 Site Name: GLADE CROSSING III PHASE I-1-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,876 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,515 Land Acres<sup>\*</sup>: 0.1954 Pool: N

#### +++ Rounded.

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

# **OWNER INFORMATION**





CHANDLER DAINAH C CHANDLER BILL

Primary Owner Address: 500 KELLER SMITHFIELD RD KELLER, TX 76248-3637 Deed Date: 4/9/2003 Deed Volume: 0016642 Deed Page: 0000223 Instrument: 00166420000223

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALENTINE CYNTHIA JEANNE	11/4/1994	00120820002292	0012082	0002292
VALENTINE CINDY;VALENTINE DAVID	7/20/1989	00096540001277	0009654	0001277
PULTE HOME CORPORATION/TX	6/30/1988	00093180000165	0009318	0000165
PRESTON GROUP THE	7/20/1987	00090100001569	0009010	0001569
BEAR RUN JV	1/1/1987	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	\$361,747	\$97,750	\$459,497	\$459,497
2023	\$354,918	\$97,750	\$452,668	\$452,668
2022	\$283,162	\$97,750	\$380,912	\$380,912
2021	\$266,899	\$75,000	\$341,899	\$341,899
2020	\$255,315	\$75,000	\$330,315	\$330,315

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**

#### There are no exemptions for this property

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.