



Address: [416 BLUEBONNET DR](#)
City: GRAPEVINE
Georeference: 34260-3-4R
Subdivision: RIDGECREST ADDITION-GRAPEVINE
Neighborhood Code: 3G030H

Latitude: 32.9373095775
Longitude: -97.0931594014
TAD Map: 2120-460
MAPSCO: TAR-027L



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

PROPERTY DATA

Legal Description: RIDGECREST ADDITION-GRAPEVINE Block 3 Lot 4R

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: 1988

Personal Property Account: N/A

Agent: GOODRICH REALTY CONSULTING (00974)

Protest Deadline Date: 5/15/2025

Site Number: 06267238

Site Name: RIDGECREST ADDITION-GRAPEVINE-3-4R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,275

Percent Complete: 100%

Land Sqft^{*}: 11,475

Land Acres^{*}: 0.2634

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:
THE DUARTE LIVING TRUST
Primary Owner Address:
416 BLUEBONNET DR
GRAPEVINE, TX 76051

Deed Date: 8/18/2022
Deed Volume:
Deed Page:
Instrument: [D222231044](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUARTE DAVID;DUARTE DEBORAH M	7/7/2022	D222173376		
SELINGER CARL T	5/24/2017	D217118333		
BIGGERS HANK L;BIGGERS JOANN	6/18/2015	D215152168		
BIGGERS HANK L	5/23/2012	D212124971	0000000	0000000
BIGGERS HANK L;BIGGERS WAYNE C B	4/9/2012	D212103261	0000000	0000000
BIGGERS STELLA L	4/22/2005	00000000000000	0000000	0000000
BIGGERS CLAYTON;BIGGERS STELLA	1/1/1988	00092680002165	0009268	0002165

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	\$424,675	\$80,325	\$505,000	\$505,000
2024	\$424,675	\$80,325	\$505,000	\$505,000
2023	\$452,320	\$52,680	\$505,000	\$505,000
2022	\$346,281	\$52,680	\$398,961	\$381,700
2021	\$294,320	\$52,680	\$347,000	\$347,000
2020	\$294,320	\$52,680	\$347,000	\$347,000

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.