



Address: [2968 CHRIS LN](#)
City: GRAPEVINE
Georeference: 31987-1-3
Subdivision: PECAN GAP SEC II
Neighborhood Code: 3S400I

Latitude: 32.9619886796
Longitude: -97.1154103984
TAD Map: 2114-468
MAPSCO: TAR-012Z



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

PROPERTY DATA

Legal Description: PECAN GAP SEC II Block 1 Lot 3

Jurisdictions:

- CITY OF GRAPEVINE (011)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CARROLL ISD (919)

State Code: A

Year Built: 1991

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 06366686

Site Name: PECAN GAP SEC II-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,537

Percent Complete: 100%

Land Sqft^{*}: 10,925

Land Acres^{*}: 0.2508

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

DANIEL RAYMOND
DANIEL SHEILA M

Primary Owner Address:

PO BOX 741
GRAPEVINE, TX 76099-0741

Deed Date: 7/26/1991

Deed Volume: 0010344

Deed Page: 0000639

Instrument: 00103440000639

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D K BLACKBURN BUILDER	12/21/1989	00098050001414	0009805	0001414
T R M GROUP	1/1/1989	00000000000000	0000000	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	\$434,112	\$188,100	\$622,212	\$622,212
2023	\$496,407	\$188,100	\$684,507	\$684,507
2022	\$312,150	\$125,400	\$437,550	\$437,550
2021	\$312,150	\$125,400	\$437,550	\$437,550
2020	\$313,249	\$112,860	\$426,109	\$426,109

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.