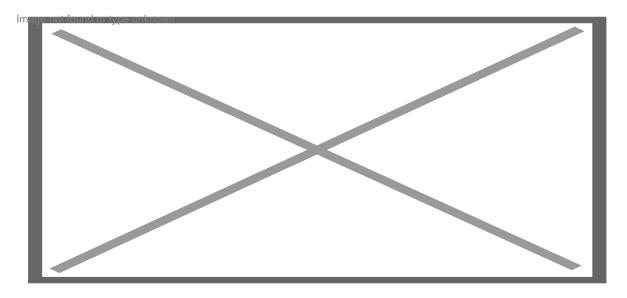


Tarrant Appraisal District Property Information | PDF Account Number: 06428703

Address: 2414 SAN JACINTO LN

City: GRAPEVINE Georeference: 1255-5-3 Subdivision: AUSTIN OAKS ADDITION-GRAPEVINE Neighborhood Code: 3G010R Latitude: 32.9459790165 Longitude: -97.1068827054 TAD Map: 2120-464 MAPSCO: TAR-027E





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

PROPERTY DATA

Legal Description: AUSTIN OAKS ADDITION-GRAPEVINE Block 5 Lot 3

Jurisdictions:

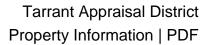
CITY OF GRAPEVINE (011) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) GRAPEVINE-COLLEYVILLE ISD (906) State Code: A

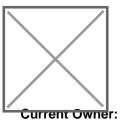
Year Built: 1996 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06428703 Site Name: AUSTIN OAKS ADDITION-GRAPEVINE-5-3 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,595 Percent Complete: 100% Land Sqft*: 7,480 Land Acres*: 0.1717 Pool: Y

+++ Rounded.

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

OWNER INFORMATION





HOUCK KURT LANCE HOUCK LINDSEY LEE

Primary Owner Address: 2414 SAN JACINTO LN GRAPEVINE, TX 76051-8020 Deed Date: 3/24/2018 Deed Volume: Deed Page: Instrument: M218001790

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOUCK KURT LANCE;MINER LINDSEY LEE	8/11/2017	D217186496		
BALTZ JUDY A;BALTZ MICHAEL L	9/19/2003	D203361752	000000	0000000
MURPHY JOSEPH;MURPHY MARILYN D	7/31/1996	00124700000660	0012470	0000660
RYLAND GROUP INC THE	1/19/1995	00118610001684	0011861	0001684
MEADOW CREEK INVESTORS	10/22/1993	00112940000453	0011294	0000453
AUSTOAK INC	1/1/1990	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	\$505,000	\$120,000	\$625,000	\$525,745
2023	\$440,746	\$100,000	\$540,746	\$477,950
2022	\$477,870	\$55,000	\$532,870	\$434,500
2021	\$340,000	\$55,000	\$395,000	\$395,000
2020	\$340,000	\$55,000	\$395,000	\$395,000

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.