



**Address:** [2400 BONHAM TR](#)  
**City:** GRAPEVINE  
**Georeference:** 1255-6-18  
**Subdivision:** AUSTIN OAKS ADDITION-GRAPEVINE  
**Neighborhood Code:** 3G010R

**Latitude:** 32.9445164044  
**Longitude:** -97.1046162317  
**TAD Map:** 2120-464  
**MAPSCO:** TAR-027F



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

## PROPERTY DATA

**Legal Description:** AUSTIN OAKS ADDITION-GRAPEVINE Block 6 Lot 18

**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:** 1991

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06428983

**Site Name:** AUSTIN OAKS ADDITION-GRAPEVINE-6-18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,975

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,646

**Land Acres<sup>\*</sup>:** 0.1984

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

AHMED SADAF

**Primary Owner Address:**

2400 BONHAM TRL  
GRAPEVINE, TX 76051

**Deed Date:** 6/9/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223101904](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRIEDMAN HAROLD L	5/26/2006	<a href="#">D206160702</a>	0000000	0000000
GRIMES CLAYTON;GRIMES LISA	12/5/2002	00162080000169	0016208	0000169
WESTFALL JAMES J;WESTFALL KATHY S	11/15/1994	00117990000301	0011799	0000301
SPREAT KATHRYN A;SPREAT ROBT W	1/20/1992	00105130001045	0010513	0001045
MARQUISE HOMES INC	5/30/1991	00102730001085	0010273	0001085
AUSTOAK INC	1/1/1990	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 <sup>+</sup>
2025	\$527,717	\$120,000	\$647,717	\$647,717
2024	\$527,717	\$120,000	\$647,717	\$647,717
2023	\$447,859	\$100,000	\$547,859	\$483,032
2022	\$432,578	\$55,000	\$487,578	\$439,120
2021	\$344,200	\$55,000	\$399,200	\$399,200
2020	\$344,200	\$55,000	\$399,200	\$399,200

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.