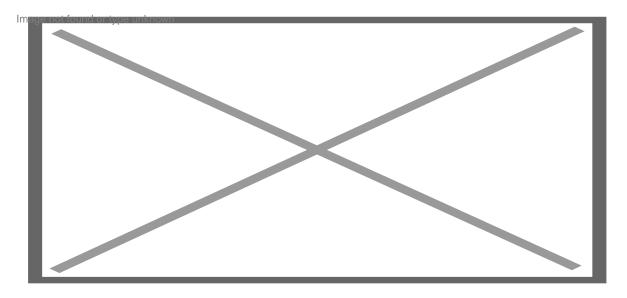


# Tarrant Appraisal District Property Information | PDF Account Number: 06428983

### 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:

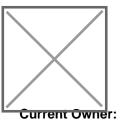
CITY OF GRAPEVINE (011) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) GRAPEVINE-COLLEYVILLE ISD (906) State Code: A

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\*\*\*\*: 2,975 Percent Complete: 100% Land Sqft\*: 8,646 Land Acres\*: 0.1984 Pool: Y

#### +++ Rounded.

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

### **OWNER INFORMATION**



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	D206160702	000000	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	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	\$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.