



**Address:** [2710 PINEHURST DR](#)  
**City:** GRAPEVINE  
**Georeference:** 23276-10-3  
**Subdivision:** LAKESIDE ESTATES TWO  
**Neighborhood Code:** 3G050E

**Latitude:** 32.9631495081  
**Longitude:** -97.1097791196  
**TAD Map:** 2114-468  
**MAPSCO:** TAR-013W



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

## PROPERTY DATA

**Legal Description:** LAKESIDE ESTATES TWO  
Block 10 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:** 1995

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06727042

**Site Name:** LAKESIDE ESTATES TWO-10-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,274

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,987

**Land Acres<sup>\*</sup>:** 0.2292

**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:**

ANGRISANI RALPH  
ANGRISANI LORI

**Primary Owner Address:**

2710 PINEHURST DR  
GRAPEVINE, TX 76051-2699

**Deed Date:** 11/18/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213297749](#)

| Previous Owners            | Date      | Instrument     | Deed Volume | Deed Page |
|----------------------------|-----------|----------------|-------------|-----------|
| NIVENS DENNIS;NIVENS NANCY | 7/28/1995 | 00120450002368 | 0012045     | 0002368   |
| WEEKLEY HOMES INC          | 4/3/1995  | 00119280000435 | 0011928     | 0000435   |
| WRIGHT JOE L TR            | 1/1/1994  | 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 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$487,231          | \$125,000   | \$612,231    | \$558,250                    |
| 2023 | \$496,826          | \$100,000   | \$596,826    | \$507,500                    |
| 2022 | \$440,670          | \$100,000   | \$540,670    | \$461,364                    |
| 2021 | \$353,995          | \$100,000   | \$453,995    | \$419,422                    |
| 2020 | \$281,293          | \$100,000   | \$381,293    | \$381,293                    |

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.