

# Tarrant Appraisal District Property Information | PDF Account Number: 06727042

#### 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)

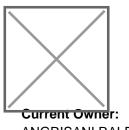
State Code: A

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\*\*\*: 2,274 Percent Complete: 100% Land Sqft\*: 9,987 Land Acres\*: 0.2292 Pool: Y

#### +++ Rounded.

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

## **OWNER INFORMATION**



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	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.