

## LOCATION

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**Address:** [2703 MAGNOLIA LN](#)  
**City:** GRAPEVINE  
**Georeference:** 42402J-2-1  
**Subdivision:** TOWN PARK ADDITION PH II  
**Neighborhood Code:** 3C010B

**Latitude:** 32.9190040914  
**Longitude:** -97.1049315678  
**TAD Map:** 2120-452  
**MAPSCO:** TAR-027T



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** TOWN PARK ADDITION PH II  
Block 2 Lot 1

**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:** 06755453

**Site Name:** TOWN PARK ADDITION PH II-2-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,074

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,379

**Land Acres<sup>\*</sup>:** 0.1923

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

2018-4 IH BORROWER LP

**Primary Owner Address:**

5420 LYNDON B JOHNSON FRWY STE 600  
DALLAS, TX 75240

**Deed Date:** 11/7/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218260696](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CSH 2016-1 BORROWER LLC	6/7/2016	<a href="#">D216123348</a>		
COLFIN AH-TEXAS 4 LLC	8/5/2014	<a href="#">D214168364</a>		
GRAVES GARY;GRAVES KIM	6/7/2007	<a href="#">D207229670</a>	0000000	0000000
BOTHE JANET	7/29/2005	<a href="#">D205230574</a>	0000000	0000000
JAYARAMAN KARUNAKARAN	2/6/2003	00165230000050	0016523	0000050
KASPERBAUER JOHN O;KASPERBAUER KELLY	11/30/1998	00135480000060	0013548	0000060
WILLIAMS JAMES JR;WILLIAMS K A	6/24/1996	00124190000510	0012419	0000510
CENTEX REAL ESTATE CORP	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	\$390,231	\$96,200	\$486,431	\$486,431
2023	\$402,562	\$96,200	\$498,762	\$498,762
2022	\$211,043	\$96,200	\$307,243	\$307,243
2021	\$232,243	\$75,000	\$307,243	\$307,243
2020	\$225,791	\$75,000	\$300,791	\$300,791

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.