

## LOCATION

**Address:** [2707 MAGNOLIA LN](#)  
**City:** GRAPEVINE  
**Georeference:** 42402J-2-3  
**Subdivision:** TOWN PARK ADDITION PH II  
**Neighborhood Code:** 3C010B

**Latitude:** 32.9188537844  
**Longitude:** -97.1052972357  
**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

**Legal Description:** TOWN PARK ADDITION PH II  
 Block 2 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:** 1996

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06755488

**Site Name:** TOWN PARK ADDITION PH II-2-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,815

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,619

**Land Acres<sup>\*</sup>:** 0.1749

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

OZBIRN CLARK

**Primary Owner Address:**

2707 MAGNOLIA LN  
 GRAPEVINE, TX 76051-7712

**Deed Date:** 5/1/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208165488](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STUEBING KRAIG;STUEBING SALLY	3/23/2001	00148390000181	0014839	0000181
WINDSOR MITCHELL;WINDSOR SUSAN	5/21/1996	00123810001001	0012381	0001001
CENTEX REAL ESTATE CORP	1/1/1994	00000000000000	0000000	0000000

## VALUES

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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	\$418,906	\$87,450	\$506,356	\$422,456
2023	\$409,309	\$87,450	\$496,759	\$384,051
2022	\$294,985	\$87,450	\$382,435	\$349,137
2021	\$242,397	\$75,000	\$317,397	\$317,397
2020	\$231,902	\$75,000	\$306,902	\$306,902

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

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- HOMESTEAD GENERAL 11.13(b)

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.