

LOCATION

Address: [2725 MAGNOLIA LN](#)
City: GRAPEVINE
Georeference: 42402J-2-12
Subdivision: TOWN PARK ADDITION PH II
Neighborhood Code: 3C010B

Latitude: 32.9188325262
Longitude: -97.1069509349
TAD Map: 2120-452
MAPSCO: TAR-027S



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 12

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: 06755585

Site Name: TOWN PARK ADDITION PH II-2-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,040

Percent Complete: 100%

Land Sqft^{*}: 6,649

Land Acres^{*}: 0.1526

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:

ABOU-SAMRA EMILE
 ABOU-SAMRA LESLIE

Primary Owner Address:

2725 MAGNOLIA LN
 GRAPEVINE, TX 76051

Deed Date: 5/23/2001

Deed Volume: 0014914

Deed Page: 0000138

Instrument: 00149140000138

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COOPER JANE;COOPER JOHN PAUL	3/22/1996	00123110000035	0012311	0000035
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$443,569	\$76,300	\$519,869	\$441,386
2023	\$433,404	\$76,300	\$509,704	\$401,260
2022	\$312,318	\$76,300	\$388,618	\$364,782
2021	\$256,620	\$75,000	\$331,620	\$331,620
2020	\$245,509	\$75,000	\$320,509	\$320,509

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)

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.