



Address: [2711 CHATSWORTH DR](#)
City: GRAPEVINE
Georeference: 42402J-3-29
Subdivision: TOWN PARK ADDITION PH II
Neighborhood Code: 3C010B

Latitude: 32.9180217076
Longitude: -97.1054099035
TAD Map: 2120-452
MAPSCO: TAR-027T



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

PROPERTY DATA

Legal Description: TOWN PARK ADDITION PH II
Block 3 Lot 29

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: 06756050

Site Name: TOWN PARK ADDITION PH II-3-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,446

Percent Complete: 100%

Land Sqft^{*}: 7,838

Land Acres^{*}: 0.1799

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

LUCAS ERICA
LUCAS CHRISTOPHER S

Primary Owner Address:

2711 CHATSWORTH DR
GRAPEVINE, TX 76051

Deed Date: 9/27/2021

Deed Volume:

Deed Page:

Instrument: [D221294007](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUCAS CHRISTOPHER S;SMETTERS ERICA L	3/15/2019	D219051303		
KOZAK SUSAN M	12/12/2002	00162240000281	0016224	0000281
KOZAK STEPHEN P;KOZAK SUSAN M	6/14/1996	00124070000246	0012407	0000246
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	\$497,749	\$89,950	\$587,699	\$465,850
2023	\$450,050	\$89,950	\$540,000	\$423,500
2022	\$349,458	\$89,950	\$439,408	\$385,000
2021	\$275,000	\$75,000	\$350,000	\$350,000
2020	\$275,000	\$75,000	\$350,000	\$350,000

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.