

Property Information | PDF Account Number: 07045328



Address: 707 BRIANA CT

City: GRAPEVINE

**Georeference:** 17826-1-19

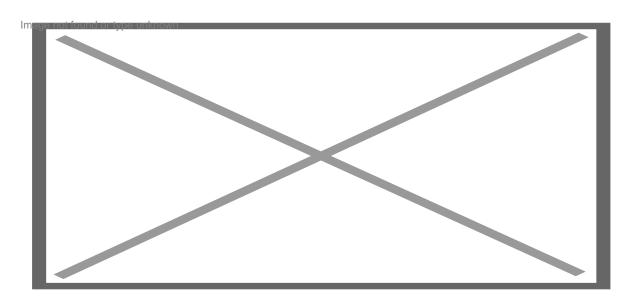
Subdivision: HERITAGE PLACE ADDN-GRAPEVINE

Neighborhood Code: 3G030C

**Latitude:** 32.9333672819 **Longitude:** -97.0863093616

**TAD Map:** 2126-460 **MAPSCO:** TAR-027M





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

## PROPERTY DATA

Legal Description: HERITAGE PLACE ADDN-

**GRAPEVINE Block 1 Lot 19** 

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: 1999

Personal Property Account: N/A

Agent: None

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

Site Number: 07045328

Site Name: HERITAGE PLACE ADDN-GRAPEVINE-1-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,635
Percent Complete: 100%

Land Sqft\*: 7,962 Land Acres\*: 0.1827

Pool: Y

+++ Rounded.

## **OWNER INFORMATION**

03-22-2025 Page 1

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



DUNAJ PAM FUENTES ELVA

**Primary Owner Address:** 

707 BRIANA CT

GRAPEVINE, TX 76051-7417

Deed Date: 4/24/2009 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D209113746

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KELLY LAWRENCE JOHN	2/26/2004	D204067327	0000000	0000000
ROUDEBUSH CAROL;ROUDEBUSH ROBERT	1/19/2000	00141860000112	0014186	0000112
UNUMB ENTERPRISES INC	6/24/1999	00139270000111	0013927	0000111
CMPA-EAGLE INC	1/1/1997	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	\$525,504	\$150,000	\$675,504	\$664,940
2023	\$509,795	\$110,000	\$619,795	\$604,491
2022	\$475,626	\$80,000	\$555,626	\$549,537
2021	\$419,579	\$80,000	\$499,579	\$499,579
2020	\$397,438	\$80,000	\$477,438	\$477,438

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

03-22-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.