



Address: [704 CABERNET CT](#)
City: GRAPEVINE
Georeference: 17826-2-3
Subdivision: HERITAGE PLACE ADDN-GRAPEVINE
Neighborhood Code: 3G030C

Latitude: 32.9335274447
Longitude: -97.0859322669
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 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: 2000

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/15/2025

Site Number: 07045395

Site Name: HERITAGE PLACE ADDN-GRAPEVINE-2-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,260

Percent Complete: 100%

Land Sqft^{*}: 7,532

Land Acres^{*}: 0.1729

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:

KANNADY NICHOLAS M
KANNADY C CASEY

Primary Owner Address:

704 CABERNET CT
GRAPEVINE, TX 76051-7418

Deed Date: 12/12/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208456021](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOWDY TRACY B	8/18/2006	D206264377	0000000	0000000
MCPAHAN JILENE;MCPAHAN MICHAEL	4/20/2001	00148450000212	0014845	0000212
UNUMB ENTERPRISES INC	6/21/2000	00144200000298	0014420	0000298
COMPA-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	\$466,000	\$150,000	\$616,000	\$564,323
2023	\$426,971	\$110,000	\$536,971	\$513,021
2022	\$386,383	\$80,000	\$466,383	\$466,383
2021	\$386,383	\$80,000	\$466,383	\$466,383
2020	\$363,782	\$80,000	\$443,782	\$443,782

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.