



Address: [713 CABERNET CT](#)
City: GRAPEVINE
Georeference: 17826-2-17
Subdivision: HERITAGE PLACE ADDN-GRAPEVINE
Neighborhood Code: 3G030C

Latitude: 32.9335084129
Longitude: -97.0854393354
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 17

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: 1998

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07045549

Site Name: HERITAGE PLACE ADDN-GRAPEVINE-2-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,792

Percent Complete: 100%

Land Sqft^{*}: 11,214

Land Acres^{*}: 0.2574

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:

FRANCO JENNIFER T
DUFT RYAN C

Primary Owner Address:

713 CABERNET CT
GRAPEVINE, TX 76051

Deed Date: 3/18/2015

Deed Volume:

Deed Page:

Instrument: [D215054152](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERGERON DIANA;BERGERON L A	2/19/1999	00136710000286	0013671	0000286
GOFF HOMES INC	7/15/1998	00133830000557	0013383	0000557
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	\$552,753	\$150,000	\$702,753	\$695,349
2023	\$536,340	\$110,000	\$646,340	\$632,135
2022	\$501,072	\$80,000	\$581,072	\$574,668
2021	\$442,425	\$80,000	\$522,425	\$522,425
2020	\$420,878	\$80,000	\$500,878	\$500,878

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.