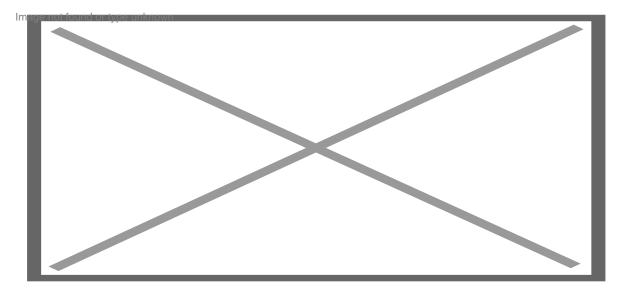


Tarrant Appraisal District Property Information | PDF Account Number: 07918127

Address: 3012 MAHAN CT

City: GRAPEVINE Georeference: 24616F-1-4 Subdivision: MAHAN PLACE ADDITION Neighborhood Code: 3C031F Latitude: 32.8920551539 Longitude: -97.1122292645 TAD Map: 2114-444 MAPSCO: TAR-041E





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

PROPERTY DATA

Legal Description: MAHAN PLACE ADDITION Block 1 Lot 4

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: 2004

Personal Property Account: N/A Agent: OCONNOR & ASSOCIATES (00436) Protest Deadline Date: 5/15/2025 Site Number: 07918127 Site Name: MAHAN PLACE ADDITION-1-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 4,210 Percent Complete: 100% Land Sqft^{*}: 15,682 Land Acres^{*}: 0.3600 Pool: Y

+++ Rounded.

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

OWNER INFORMATION



Tarrant Appraisal District Property Information | PDF

HITZ MARK G

Primary Owner Address: 3012 MAHAN CT GRAPEVINE, TX 76051-5722 Deed Date: 6/25/2004 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D204199829

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAHAM HART LTD	10/28/2003	D203409651	000000	0000000
MAHAN PLACE LTD	1/1/2001	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$856,360	\$180,000	\$1,036,360	\$791,945
2023	\$588,410	\$180,000	\$768,410	\$719,950
2022	\$515,719	\$180,000	\$695,719	\$654,500
2021	\$495,000	\$100,000	\$595,000	\$595,000
2020	\$495,000	\$100,000	\$595,000	\$595,000

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.