



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



Current Owner:

HITZ MARK G
HITZ RENDY L

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	0000000	0000000
MAHAN PLACE LTD	1/1/2001	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	\$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.