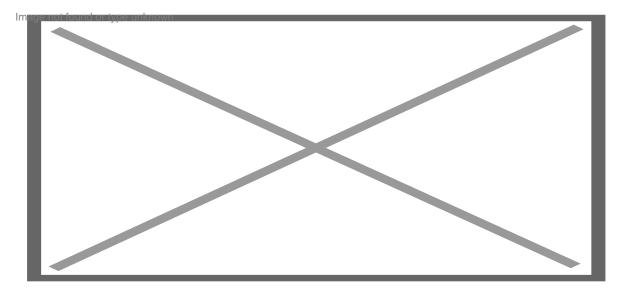


# Tarrant Appraisal District Property Information | PDF Account Number: 07918127

## 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<sup>+++</sup>: 4,210 Percent Complete: 100% Land Sqft<sup>\*</sup>: 15,682 Land Acres<sup>\*</sup>: 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.