

# Tarrant Appraisal District Property Information | PDF Account Number: 40220869

### Address: 3408 BALLARD DR

City: GRAPEVINE Georeference: 23329-1-5 Subdivision: LAKEVIEW ESTATES - GV Neighborhood Code: 3S100C Latitude: 32.9802328648 Longitude: -97.1232663829 TAD Map: 2114-476 MAPSCO: TAR-012R





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

### **PROPERTY DATA**

Legal Description: LAKEVIEW ESTATES - GV Block 1 Lot 5

### Jurisdictions:

CITY OF GRAPEVINE (011) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CARROLL ISD (919)

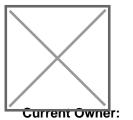
State Code: A

Year Built: 2004 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40220869 Site Name: LAKEVIEW ESTATES - GV-1-5 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,492 Percent Complete: 100% Land Sqft\*: 7,540 Land Acres\*: 0.1730 Pool: N

#### +++ Rounded.

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

# **OWNER INFORMATION**



ELLISON FRANCINE D

Primary Owner Address: 3408 BALLARD DR GRAPEVINE, TX 76092-3218 Deed Date: 6/28/2004 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D204221669

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERCEDES HOMES OF TEXAS LTD	2/25/2004	D204086570	000000	0000000
FOUR PEAKS INVESTORS I LTD	1/1/2003	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$536,244	\$129,825	\$666,069	\$585,217
2023	\$402,190	\$129,825	\$532,015	\$532,015
2022	\$420,248	\$86,550	\$506,798	\$486,490
2021	\$355,714	\$86,550	\$442,264	\$442,264
2020	\$341,086	\$77,895	\$418,981	\$418,981

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.