

# Tarrant Appraisal District Property Information | PDF Account Number: 41205154

### Address: 2643 EAGLE DR

City: GRAPEVINE Georeference: 24039D-1-21 Subdivision: LINKSIDE AT GRAPEVINE Neighborhood Code: A3G010K Latitude: 32.9678890638 Longitude: -97.0468753551 TAD Map: 2138-472 MAPSCO: TAR-014V





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

### **PROPERTY DATA**

Legal Description: LINKSIDE AT GRAPEVINE Block 1 Lot 21

#### 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: 2007

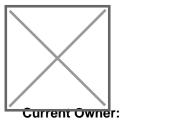
Personal Property Account: N/ALand AcAgent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)Pool: NProtest Deadline Date: 5/15/2025Pool: N

Site Number: 41205154 Site Name: LINKSIDE AT GRAPEVINE-1-21 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,126 Percent Complete: 100% Land Sqft<sup>\*</sup>: 5,192 Land Acres<sup>\*</sup>: 0.1191

#### +++ Rounded.

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

### **OWNER INFORMATION**



PLUSQUELLEC ALAN ROBERT

Primary Owner Address: 2643 EAGLE CIR GRAPEVINE, TX 76051 Deed Date: 8/15/2022 Deed Volume: Deed Page: Instrument: D222203686

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOORE JO ANN;MOORE ROBERT H	8/23/2007	D207373768	000000	0000000
TOLL TX IV LP	1/1/2006	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	\$381,794	\$80,000	\$461,794	\$461,794
2023	\$371,067	\$80,000	\$451,067	\$451,067
2022	\$337,154	\$50,000	\$387,154	\$378,929
2021	\$294,481	\$50,000	\$344,481	\$344,481
2020	\$295,847	\$50,000	\$345,847	\$345,847

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**

There are no exemptions for this property

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.