



**Address:** [2645 EAGLE DR](#)  
**City:** GRAPEVINE  
**Georeference:** 24039D-1-22  
**Subdivision:** LINKSIDE AT GRAPEVINE  
**Neighborhood Code:** A3G010K

**Latitude:** 32.9677938311  
**Longitude:** -97.0468811861  
**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 22

**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/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 41205162

**Site Name:** LINKSIDE AT GRAPEVINE-1-22

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,201

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,950

**Land Acres<sup>\*</sup>:** 0.0677

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**  
HANSEN BRIAN J.  
**Primary Owner Address:**  
2645 EAGLE CIR  
GRAPEVINE, TX 76051

**Deed Date:** 9/27/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224173180](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOGAN ANDREW B	7/31/2019	<a href="#">D219169435</a>		
HODGE BILL;HODGE JANICE	8/6/2007	<a href="#">D209263053</a>	0000000	0000000
TOLL TX IV LP	1/1/2006	000000000000000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$391,699	\$80,000	\$471,699	\$468,672
2023	\$365,000	\$80,000	\$445,000	\$426,065
2022	\$345,900	\$50,000	\$395,900	\$387,332
2021	\$302,120	\$50,000	\$352,120	\$352,120
2020	\$303,522	\$50,000	\$353,522	\$353,522

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.