

Tarrant Appraisal District

Property Information | PDF

Account Number: 41205243

Address: 2604 EAGLE CIR

City: GRAPEVINE

Georeference: 24039D-1-30

Subdivision: LINKSIDE AT GRAPEVINE

Neighborhood Code: A3G010K

Latitude: 32.9697038851 **Longitude:** -97.0460603891

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 30

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

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 41205243

Site Name: LINKSIDE AT GRAPEVINE-1-30 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,201 Percent Complete: 100%

Land Sqft*: 2,875 Land Acres*: 0.0660

Pool: N

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

OWNER INFORMATION

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Current Owner:

BOHLING CHAD MICHAEL BOHLING ALISSA LAYNE

Primary Owner Address:

2604 EAGLE CIR

GRAPEVINE, TX 76051

Deed Date: 10/9/2018

Deed Volume:

Deed Page:

Instrument: D218225610

Previous Owners	Date	Instrument Deed Volume		Deed Page
SCHAFER SAMANTHA A	4/1/2015	D215067427		
SSP TRI-STATE LLC	6/1/2011	D211173373	0000000	0000000
SPINGOLA DEAN B	12/22/2010	D211010262	0000000	0000000
SSP TRI-STATE REALTY LLC	3/6/2008	D208101719	0000000	0000000
SPINGOLA DEAN	1/16/2008	D208025241	0000000	0000000
TOLL TX IV LP	1/1/2006	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$391,699	\$80,000	\$471,699	\$463,965
2023	\$380,693	\$80,000	\$460,693	\$421,786
2022	\$345,900	\$50,000	\$395,900	\$383,442
2021	\$298,584	\$50,000	\$348,584	\$348,584
2020	\$298,584	\$50,000	\$348,584	\$348,584

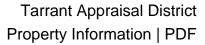
Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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