



**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

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,875

**Land Acres<sup>\*</sup>:** 0.0660

**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:**

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
SCHAFFER SAMANTHA A	4/1/2015	<a href="#">D215067427</a>		
SSP TRI-STATE LLC	6/1/2011	<a href="#">D211173373</a>	0000000	0000000
SPINGOLA DEAN B	12/22/2010	<a href="#">D211010262</a>	0000000	0000000
SSP TRI-STATE REALTY LLC	3/6/2008	<a href="#">D208101719</a>	0000000	0000000
SPINGOLA DEAN	1/16/2008	<a href="#">D208025241</a>	0000000	0000000
TOLL TX IV LP	1/1/2006	0000000000000000	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*
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.

+ 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.