



**Address:** [4254 HEARTHSIDE DR](#)  
**City:** GRAPEVINE  
**Georeference:** 8519-1-76  
**Subdivision:** COUNTRYSIDE ESTATES ADDITION  
**Neighborhood Code:** 3C030L

**Latitude:** 32.8855432237  
**Longitude:** -97.1201734079  
**TAD Map:**  
**MAPSCO:** TAR-040M



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

## PROPERTY DATA

**Legal Description:** COUNTRYSIDE ESTATES  
ADDITION Block 1 Lot 76 50% UNDIVIDED  
INTEREST

**Jurisdictions:**

CITY OF GRAPEVINE (011) **Site Number:** 04781449  
TARRANT COUNTY (220) **Site Name:** COUNTRYSIDE ESTATES ADDITION 1 76 50% UNDIVIDED INTEREST  
TARRANT COUNTY HOSPITAL (224) **Site Class:** A1 - Residential - Single Family  
TARRANT COUNTY COLLEGE (225) **Parcels:** 2  
GRAPEVINE-COLLEGE (302) **Approximate Size** **+++**: 2,523

**State Code:** A **Percent Complete:** 100%

**Year Built:** 1989 **Land Sqft** **\***: 9,778

**Personal Property Account N/A** **Land Acres** **\***: 0.2244

**Agent:** None **Pool:** Y

**Protest Deadline**

**Date:** 5/15/2025

+++ Rounded.

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



## OWNER INFORMATION

**Current Owner:**

LANIER K W

**Primary Owner Address:**

4254 HEARTHSIDE DR  
GRAPEVINE, TX 76051-6532

**Deed Date:** 1/1/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D198115536](#)

## 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	\$233,664	\$56,100	\$289,764	\$247,611
2023	\$221,620	\$56,100	\$277,720	\$225,101
2022	\$167,140	\$56,100	\$223,240	\$204,637
2021	\$146,034	\$40,000	\$186,034	\$186,034
2020	\$145,013	\$40,000	\$185,013	\$185,013

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.