



Address: 4254 HEARTHSIDE DR

City: GRAPEVINE

**Georeference: 8519-1-76** 

Subdivision: COUNTRYSIDE ESTATES ADDITION

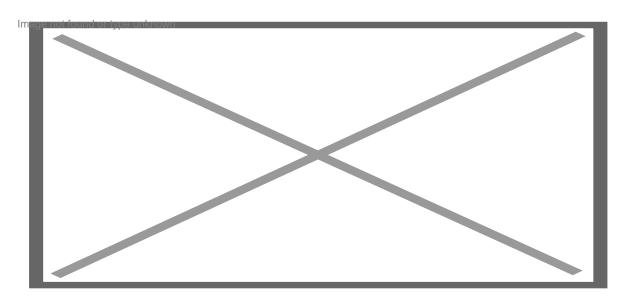
Neighborhood Code: 3C030L

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)

CITY OF GRAPEVINE (011)

TARRANT COUNTY (220)

TARRANT COUNTY (220)

TARRANT COUNTY SITE SIAS AL 1224 Residential - Single Family

TARRANT COUNTY POUR EGE (225)

GRAPEVINE-COLLEAND/Itabseint@title(S0026)+++: 2,523

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

Year Built: 1989 **Land Sqft**\*: 9,778 Personal Property Account to les : 0.2244

Agent: None Pool: Y

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

+++ Rounded.

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<sup>\*</sup> 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*
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.

## **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.

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