



**Address:** [3324 KODIAK CT](#)  
**City:** GRAPEVINE  
**Georeference:** 33962-2-6X-09  
**Subdivision:** RESERVE AT BEAR CREEK THE  
**Neighborhood Code:** 220-Common Area

**Latitude:** 32.8954966273  
**Longitude:** -97.0844999382  
**TAD Map:** 2126-444  
**MAPSCO:** TAR-041H



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

## PROPERTY DATA

**Legal Description:** Block 2 Lot 6X OPEN SPACE

**Jurisdictions:**

- CITY OF GRAPEVINE (011)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** CANTRELL MCCULLOCH INC (00751)

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

**Site Number:** 800061062

**Site Name:** Block 2 Lot 6X OPEN SPACE

**Site Class:** CmnArea - Residential - Common Area

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 8,106

**Land Acres<sup>\*</sup>:** 0.1861

**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:**

BEAR CREEK GRAPEVINE TOWNHOMES LLC

**Primary Owner Address:**

2548 DICKERSON PKWY STE 202  
CARROLLTON, TX 75006

**Deed Date:**

**Deed Volume:**

**Deed Page:**

**Instrument:**

**VALUES**

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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	\$0	\$1	\$1	\$1
2023	\$0	\$1	\$1	\$1
2022	\$0	\$1	\$1	\$1
0	\$0	\$0	\$0	\$0

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**

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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.