



**Address:** [612 W NASH ST](#)  
**City:** GRAPEVINE  
**Georeference:** 2135-1-3  
**Subdivision:** BELLAIRE ADDITION-GRAPEVINE  
**Neighborhood Code:** 3G030J

**Latitude:** 32.9309943695  
**Longitude:** -97.0833646823  
**TAD Map:** 2126-460  
**MAPSCO:** TAR-027R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BELLAIRE ADDITION-  
GRAPEVINE Block 1 Lot 3

**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:** 2023

**Personal Property Account:** N/A

**Agent:** WILLIAM PORTWOOD (01111)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$882,891

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00152080

**Site Name:** BELLAIRE ADDITION-GRAPEVINE-1-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,051

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,141

**Land Acres<sup>\*</sup>:** 0.3016

**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:**

LYDAY FAMILY TRUST

**Primary Owner Address:**

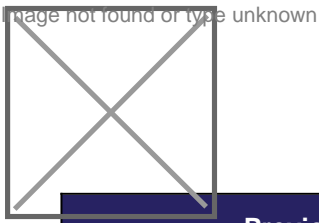
612 W NASH ST  
GRAPEVINE, TX 76051

**Deed Date:** 4/24/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220207898](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYDAY AMY	9/20/2014	M09202014		
NOBLES AMY	12/12/2013	<a href="#">D213313893</a>	0000000	0000000
LAY SHAWN M	8/23/2007	<a href="#">D207308512</a>	0000000	0000000
GILBREATH BRAND;GILBREATH JOSEPH T	11/5/1998	00135120000558	0013512	0000558
MYERS MARY S	12/31/1900	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$416,713	\$91,705	\$508,418	\$508,418
2024	\$791,186	\$91,705	\$882,891	\$857,560
2023	\$0	\$60,340	\$60,340	\$60,340
2022	\$323,617	\$60,340	\$383,957	\$121,930
2021	\$326,382	\$60,340	\$386,722	\$110,845
2020	\$308,739	\$60,340	\$369,079	\$100,768

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.