



**Address:** [1313 BELLAIRE DR](#)  
**City:** GRAPEVINE  
**Georeference:** 2135-12-2-30  
**Subdivision:** BELLAIRE ADDITION-GRAPEVINE  
**Neighborhood Code:** 3G030J

**Latitude:** 32.926732057  
**Longitude:** -97.0813112946  
**TAD Map:** 2126-456  
**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 12 Lot S40' 2 & N45' 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:** 1954

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$446,422

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

**Site Number:** 00153974

**Site Name:** BELLAIRE ADDITION-GRAPEVINE-12-2-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,953

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,652

**Land Acres<sup>\*</sup>:** 0.2215

**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:**

SHAFFER WILLIAM BRIAN

**Primary Owner Address:**

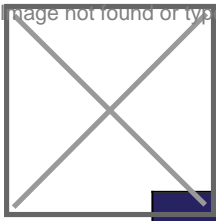
1313 BELLAIRE DR  
GRAPEVINE, TX 76051-5560

**Deed Date:** 2/24/1994

**Deed Volume:** 0011470

**Deed Page:** 0000408

**Instrument:** 00114700000408



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WIER JUDITH;WIER R BRIAN	4/13/1988	00092430001184	0009243	0001184
B M L PROPERTIES JV	5/7/1987	00089430001928	0008943	0001928
GRIGGS CECIL	6/20/1986	00085870000998	0008587	0000998
NUNNERY JACQUELINE	12/31/1900	00075760000415	0007576	0000415
NUNNERY ROBERT	12/30/1900	00049580000766	0004958	0000766

## 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	\$378,858	\$67,564	\$446,422	\$202,055
2024	\$378,858	\$67,564	\$446,422	\$183,686
2023	\$329,329	\$44,320	\$373,649	\$166,987
2022	\$286,228	\$44,320	\$330,548	\$151,806
2021	\$270,256	\$44,320	\$314,576	\$138,005
2020	\$244,577	\$44,320	\$288,897	\$125,459

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.