



**Address:** [2010 CANDLE CT](#)  
**City:** GRAPEVINE  
**Georeference:** 3855-1-23  
**Subdivision:** BROOKSIDE ADDITION  
**Neighborhood Code:** 3G010J

**Latitude:** 32.9436070363  
**Longitude:** -97.098173935  
**TAD Map:** 2120-464  
**MAPSCO:** TAR-027F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BROOKSIDE ADDITION Block 1  
Lot 23

**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:** 1979

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$497,516

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

**Site Number:** 00313416

**Site Name:** BROOKSIDE ADDITION-1-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,352

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,356

**Land Acres<sup>\*</sup>:** 0.2377

**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:**

PEARSON PHILIP  
PEARSON CYNTHIA

**Primary Owner Address:**

2010 CANDLE CT  
GRAPEVINE, TX 76051-3047

**Deed Date:** 3/1/1999

**Deed Volume:** 0013697

**Deed Page:** 0000001

**Instrument:** 00136970000001

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMIREZ GUADALUPE;RAMIREZ SYLVIA A	8/8/1996	00124930001289	0012493	0001289
JOHNSON JEFFREY D;JOHNSON TERESA D	8/26/1991	00103730000341	0010373	0000341
RODGERS CLINTON R;RODGERS COLLE	4/10/1979	00067230001915	0006723	0001915

## 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	\$407,516	\$90,000	\$497,516	\$497,516
2024	\$407,516	\$90,000	\$497,516	\$457,854
2023	\$381,432	\$85,000	\$466,432	\$416,231
2022	\$358,459	\$50,000	\$408,459	\$378,392
2021	\$293,993	\$50,000	\$343,993	\$343,993
2020	\$296,464	\$50,000	\$346,464	\$346,464

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.