

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 00427004

Address: 2741 MANCHESTER LN

City: GRAPEVINE Georeference: 6320-2-9

Subdivision: CANTERBURY VILLAGE

Neighborhood Code: 3S400C

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

## PROPERTY DATA

Legal Description: CANTERBURY VILLAGE Block 2

Lot 9

**Jurisdictions:** 

CITY OF GRAPEVINE (011) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

CARROLL ISD (919)

State Code: A Year Built: 1968

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$857,057

Protest Deadline Date: 5/24/2024

Site Number: 00427004

Latitude: 32.958713885

**TAD Map:** 2114-468 **MAPSCO:** TAR-013W

Longitude: -97.1096676767

**Site Name:** CANTERBURY VILLAGE-2-9 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,948
Percent Complete: 100%

Land Sqft\*: 45,351 Land Acres\*: 1.0411

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

GARRETT CAROLYN R
Primary Owner Address:
2741 MANCHESTER
GRAPEVINE, TX 76051

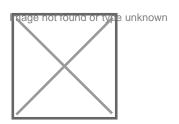
**Deed Date: 12/26/2005** 

Deed Volume:
Deed Page:
Instrument: DC

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARRETT WAYNE	12/31/1900	000000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$400,327	\$456,730	\$857,057	\$616,542
2024	\$400,327	\$456,730	\$857,057	\$560,493
2023	\$372,270	\$456,730	\$829,000	\$509,539
2022	\$476,931	\$327,484	\$804,415	\$463,217
2021	\$1,106	\$420,000	\$421,106	\$421,106
2020	\$1,106	\$420,000	\$421,106	\$409,875

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.