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Address: [425 RIDGE RD](#)
City: GRAPEVINE
Georeference: 9640-8-7R
Subdivision: DELLWOOD ACRES ADDITION
Neighborhood Code: 3G030G

Latitude: 32.9366552505
Longitude: -97.0904081491
TAD Map: 2120-460
MAPSCO: TAR-027L



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

PROPERTY DATA

Legal Description: DELLWOOD ACRES ADDITION
Block 8 Lot 7R

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: 1962

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$683,653

Protest Deadline Date: 5/24/2024

Site Number: 00702226

Site Name: DELLWOOD ACRES ADDITION-8-7R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,243

Percent Complete: 100%

Land Sqft^{*}: 15,033

Land Acres^{*}: 0.3451

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

JAMES ANDREW JR

Primary Owner Address:

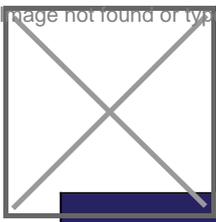
425 RIDGE RD
GRAPEVINE, TX 76051-3531

Deed Date: 5/8/2002

Deed Volume: 0015668

Deed Page: 0000416

Instrument: 00156680000416



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------|-------------|-----------|
| DITZLER ADAM | 5/5/1994 | 00115770001855 | 0011577 | 0001855 |
| FLEMING CARLA HIGGIN;FLEMING DANIEL | 5/23/1986 | 00085560000684 | 0008556 | 0000684 |
| SIMMONS VIRGINIA P | 10/3/1985 | 00083280000821 | 0008328 | 0000821 |
| SIMMONS W W JR | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$582,488 | \$101,165 | \$683,653 | \$502,745 |
| 2024 | \$582,488 | \$101,165 | \$683,653 | \$457,041 |
| 2023 | \$585,242 | \$69,020 | \$654,262 | \$415,492 |
| 2022 | \$493,097 | \$69,020 | \$562,117 | \$377,720 |
| 2021 | \$282,759 | \$69,020 | \$351,779 | \$343,382 |
| 2020 | \$282,759 | \$69,020 | \$351,779 | \$312,165 |

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.