

Tarrant Appraisal District

Property Information | PDF

Account Number: 00740578

Address: 3426 BLUEBERRY LN

City: GRAPEVINE

Georeference: 10230-1-9

Subdivision: DRUID HILLS ADDITION

Neighborhood Code: 3C031U

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

## **PROPERTY DATA**

Legal Description: DRUID HILLS ADDITION Block 1

Lot 9 17A & 17B

**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: 1994

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$950,437

Protest Deadline Date: 5/24/2024

Site Number: 00740578

Latitude: 32.9010185674

**TAD Map:** 2114-448 **MAPSCO:** TAR-040D

Longitude: -97.1216430778

**Site Name:** DRUID HILLS ADDITION-1-9-20 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,736
Percent Complete: 100%

Land Sqft\*: 76,665 Land Acres\*: 1.7599

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

CONKLIN BARRY D
CONKLIN LYNN M
Primary Owner Address:

3426 BLUEBERRY LN

GRAPEVINE, TX 76051-4216

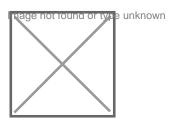
**Deed Date:** 7/19/1985 **Deed Volume:** 0008249 **Deed Page:** 0000702

Instrument: 00082490000702

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAGGONER JACK E	12/31/1900	00070840000861	0007084	0000861

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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	\$467,537	\$482,900	\$950,437	\$665,553
2024	\$467,537	\$482,900	\$950,437	\$605,048
2023	\$296,077	\$482,900	\$778,977	\$550,044
2022	\$262,104	\$482,900	\$745,004	\$500,040
2021	\$233,932	\$455,400	\$689,332	\$454,582
2020	\$235,679	\$455,400	\$691,079	\$413,256

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.