



**Address:** [421 S MAIN ST](#)  
**City:** GRAPEVINE  
**Georeference:** 16060-18-1-30  
**Subdivision:** GRAPEVINE, CITY OF  
**Neighborhood Code:** RET-Northeast Tarrant County General

**Latitude:** 32.9369468355  
**Longitude:** -97.0781231578  
**TAD Map:** 2126-460  
**MAPSCO:** TAR-028J



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** GRAPEVINE, CITY OF Block 18  
N23'1-S12 1/2'2

**Jurisdictions:**  
CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** F1

**Year Built:** 1910

**Personal Property Account:** [14341781](#)

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS, INC (0344)

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

**Notice Value:** \$784,813

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80092373  
**Site Name:** TOLBERT CHILI PARLOR / MT  
**Site Class:** RETGen - Retail-General/Specialty  
**Parcels:** 3  
**Primary Building Name:** 419 S MAIN ST / 01090739  
**Primary Building Type:** Commercial  
**Gross Building Area**+++ : 2,945  
**Net Leasable Area**+++ : 2,945  
**Percent Complete:** 100%  
**Land Sqft**\* : 3,290  
**Land Acres**\* : 0.0755  
**Pool:** N

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
MDT MAIN STREET LP  
**Primary Owner Address:**  
12720 HILLCREST RD STE 700  
DALLAS, TX 75230-2011

**Deed Date:** 11/1/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204341021](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUEST W D GUEST;GUEST W E	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$745,333	\$39,480	\$784,813	\$408,916
2024	\$301,283	\$39,480	\$340,763	\$340,763
2023	\$280,055	\$39,480	\$319,535	\$319,535
2022	\$271,306	\$39,480	\$310,786	\$310,786
2021	\$262,294	\$39,480	\$301,774	\$301,774
2020	\$255,020	\$39,480	\$294,500	\$294,500

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

There are no exemptions for this property

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.