



**Address:** [314 E FRANKLIN ST](#)  
**City:** GRAPEVINE  
**Georeference:** 16060-30-2-10  
**Subdivision:** GRAPEVINE, CITY OF  
**Neighborhood Code:** 3G030K

**Latitude:** 32.9365342011  
**Longitude:** -97.075228507  
**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 30  
E70'2 & 12' ALLEY

**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:** 2019

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$750,000

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

**Site Number:** 01091360

**Site Name:** GRAPEVINE, CITY OF-30-2-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,968

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,430

**Land Acres<sup>\*</sup>:** 0.2164

**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:**

PAXTON A R & R M REVOCABLE LIVING TRUST

**Primary Owner Address:**

314 E FRANKLIN ST  
GRAPEVINE, TX 76051

**Deed Date:** 1/19/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218014511](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHOBER JOHNNY RAY	10/1/2004	<a href="#">D204318792</a>	0000000	0000000
SCHOBER HAZEL;SCHOBER JOHNNY	11/20/1985	00083760000915	0008376	0000915
HAMLIN LAWRENCE JR	12/31/1900	0000000000000000	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	\$570,000	\$180,000	\$750,000	\$726,077
2024	\$570,000	\$180,000	\$750,000	\$660,070
2023	\$560,280	\$197,720	\$758,000	\$600,064
2022	\$402,272	\$197,728	\$600,000	\$545,513
2021	\$298,193	\$197,728	\$495,921	\$495,921
2020	\$145,459	\$180,000	\$325,459	\$325,459

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.