



**Address:** [412 E FRANKLIN ST](#)  
**City:** GRAPEVINE  
**Georeference:** 16060-30-4-10  
**Subdivision:** GRAPEVINE, CITY OF  
**Neighborhood Code:** 3G030K

**Latitude:** 32.9365249002  
**Longitude:** -97.0744825176  
**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  
W75'E80'4

**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:** 1946  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01091395  
**Site Name:** GRAPEVINE, CITY OF-30-4-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,644  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,625  
**Land Acres<sup>\*</sup>:** 0.1980  
**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:**  
GARDNER HOWARD D  
GARDNER LINDA E  
**Primary Owner Address:**  
3329 VINTAGE DR  
ROUND ROCK, TX 78664-7901

**Deed Date:** 12/16/1992  
**Deed Volume:** 0010884  
**Deed Page:** 0000411  
**Instrument:** 00108840000411

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOLLOWAY GENEVA R	3/3/1986	00088180000824	0008818	0000824
R HOWARD HOLT	12/31/1900	00000000000000	0000000	0000000



## VALUES

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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	\$511,223	\$180,000	\$691,223	\$691,223
2024	\$511,223	\$180,000	\$691,223	\$691,223
2023	\$481,050	\$194,500	\$675,550	\$675,550
2022	\$323,734	\$194,490	\$518,224	\$518,224
2021	\$290,028	\$194,490	\$484,518	\$484,518
2020	\$358,773	\$180,000	\$538,773	\$538,773

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

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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.