



**Address:** [2426 ANGLERS DR](#)  
**City:** GRAPEVINE  
**Georeference:** 16070-3-5  
**Subdivision:** GRAPEVINE LAKE ESTATES  
**Neighborhood Code:** 3G050C

**Latitude:** 32.9766118679  
**Longitude:** -97.1046128945  
**TAD Map:** 2120-476  
**MAPSCO:** TAR-013P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GRAPEVINE LAKE ESTATES  
Block 3 Lot 5

**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:** 1990

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Notice Value:** \$605,914

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

**Site Number:** 01092707

**Site Name:** GRAPEVINE LAKE ESTATES-3-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,149

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,687

**Land Acres<sup>\*</sup>:** 0.2912

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

NIKITOPOULOS GUS S

**Primary Owner Address:**

2426 ANGLERS DR  
GRAPEVINE, TX 76051-4526

**Deed Date:** 2/3/2005

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D205042093](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HORVATH GEORGE J	5/11/2001	<a href="#">D205041274</a>	0000000	0000000
HORVATH G DIANNE;HORVATH GEORGE J	3/19/1996	00123670001906	0012367	0001906
ASSOC RELOCATION MGMT CO INC	11/16/1995	00123670001903	0012367	0001903
OCCKIOGROSSO JANET LEIGH	3/16/1995	00119120002195	0011912	0002195
OCCKIOGROSSO D;OCCKIOGROSSO JANET L	12/18/1990	00101310000903	0010131	0000903
EXPRESSION HOMES & POOL INCOR	9/28/1990	00100580001171	0010058	0001171
STARNES BILLY GLENN	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 <sup>+</sup>
2025	\$480,540	\$125,374	\$605,914	\$573,816
2024	\$480,540	\$125,374	\$605,914	\$521,651
2023	\$431,626	\$125,374	\$557,000	\$474,228
2022	\$371,545	\$125,348	\$496,893	\$431,116
2021	\$291,924	\$100,000	\$391,924	\$391,924
2020	\$291,924	\$100,000	\$391,924	\$370,417

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.