



Address: [2304 FOREST HILLS RD](#)
City: GRAPEVINE
Georeference: 16070-10-25
Subdivision: GRAPEVINE LAKE ESTATES
Neighborhood Code: 3G050C

Latitude: 32.9724716703
Longitude: -97.1024241123
TAD Map: 2120-472
MAPSCO: TAR-013T



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 10 Lot 25

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: 2015

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,083,000

Protest Deadline Date: 5/24/2024

Site Number: 01094165

Site Name: GRAPEVINE LAKE ESTATES-10-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,019

Percent Complete: 100%

Land Sqft^{*}: 18,143

Land Acres^{*}: 0.4165

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

GATTS LUANN CHAPMAN

Primary Owner Address:

2304 FOREST HILLS RD
GRAPEVINE, TX 76051

Deed Date: 5/23/2024

Deed Volume:

Deed Page:

Instrument: [D224090679](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUJOLO HOLDINGS LLC	2/2/2021	D221038189		
GATTS LUANN CHAPMAN	12/31/2020	D221003791		
LUJOLO HOLDINGS LLC	6/29/2020	D220154931		
CHAPS VENTURES LTD	12/10/2018	D218281794		
CHAPMAN LUANN	12/31/2014	D215000847		
CHAPMAN ALAN;CHAPMAN LUANN	12/30/2014	D215000846		
GATTS LUANN C	10/10/2013	DC142-13-138836		
CHAPMAN MARILYN	2/14/2003	00164110000133	0016411	0000133
QUARLES ANDREW;QUARLES STACY T	1/2/2001	00146740000378	0014674	0000378
COOPER ANGELA;COOPER C T	9/12/1996	00125100002316	0012510	0002316
REPUBLIC BANK DALLAS NA	1/11/1984	00077150001190	0007715	0001190
MCMANAMON PATRICK D	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 ⁺
2025	\$857,714	\$136,286	\$994,000	\$994,000
2024	\$946,714	\$136,286	\$1,083,000	\$1,083,000
2023	\$1,098,460	\$136,286	\$1,234,746	\$1,234,746
2022	\$952,458	\$136,254	\$1,088,712	\$1,088,712
2021	\$848,820	\$100,000	\$948,820	\$948,820
2020	\$831,353	\$100,000	\$931,353	\$931,353

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.