



**Address:** [3612 LAKERIDGE DR](#)  
**City:** GRAPEVINE  
**Georeference:** 23180--3  
**Subdivision:** LAKE FOREST ADDITION-GRAPEVINE  
**Neighborhood Code:** 3G050C

**Latitude:** 32.9751056007  
**Longitude:** -97.0984795118  
**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:** LAKE FOREST ADDITION-GRAPEVINE Lot 3

**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:** 1968

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$532,785

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

**Site Number:** 01546635

**Site Name:** LAKE FOREST ADDITION-GRAPEVINE-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,901

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 37,811

**Land Acres<sup>\*</sup>:** 0.8700

**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:**

CLINKINGBEARD G  
CLINKINGBEARD M MUSAR

**Primary Owner Address:**

3612 LAKERIDGE DR  
GRAPEVINE, TX 76051-4627

**Deed Date:** 12/29/1997

**Deed Volume:** 0013028

**Deed Page:** 0000314

**Instrument:** 00130280000314



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KING JANICE;KING WELDON B	11/6/1989	00097560001849	0009756	0001849
GORDON VIRGINIA	2/4/1988	00097560001827	0009756	0001827
GORDON HUGH L;GORDON VIRGINIA S	3/4/1966	00041840000258	0004184	0000258

## 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	\$407,653	\$125,132	\$532,785	\$532,785
2024	\$407,653	\$125,132	\$532,785	\$498,233
2023	\$369,748	\$125,132	\$494,880	\$452,939
2022	\$329,877	\$125,006	\$454,883	\$411,763
2021	\$302,748	\$89,062	\$391,810	\$374,330
2020	\$261,800	\$118,750	\$380,550	\$340,300

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.