



Address: [1 BASIN TR](#)
City: GRAPEVINE
Georeference: 23180--17
Subdivision: LAKE FOREST ADDITION-GRAPEVINE
Neighborhood Code: 3G050C

Latitude: 32.9725761254
Longitude: -97.0972665685
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: LAKE FOREST ADDITION-GRAPEVINE Lot 17

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: 2007
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$1,092,897
Protest Deadline Date: 5/24/2024

Site Number: 01546791
Site Name: LAKE FOREST ADDITION-GRAPEVINE-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,272
Percent Complete: 100%
Land Sqft^{*}: 29,928
Land Acres^{*}: 0.6900
Pool: N

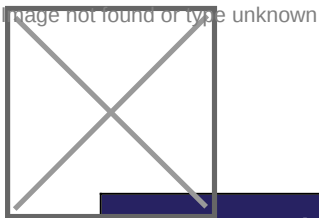
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
EGELAND JOHN T -TRUSTEE
Primary Owner Address:
1 BASIN TR
GRAPEVINE, TX 76051-4668

Deed Date: 12/19/2011
Deed Volume: 00000000
Deed Page: 00000000
Instrument: 0000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EGELAND JOHN ETUX LAURIE EST	12/1/2011	D211305516	0000000	0000000
EGELAND JOHN T;EGELAND LAURIE	2/22/1990	00098510001025	0009851	0001025
ATKINSON BRENDA	12/31/1900	000000000000000	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	\$973,003	\$119,894	\$1,092,897	\$987,360
2024	\$973,003	\$119,894	\$1,092,897	\$897,600
2023	\$696,106	\$119,894	\$816,000	\$816,000
2022	\$801,133	\$119,865	\$920,998	\$920,998
2021	\$732,615	\$112,500	\$845,115	\$845,115
2020	\$668,792	\$150,000	\$818,792	\$775,390

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.