



Address: [2043 FOREST HILLS RD](#)
City: GRAPEVINE
Georeference: 23180--18
Subdivision: LAKE FOREST ADDITION-GRAPEVINE
Neighborhood Code: 3G050C

Latitude: 32.9724342202
Longitude: -97.0978615214
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 18

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: 1970

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$512,167

Protest Deadline Date: 5/24/2024

Site Number: 01546805

Site Name: LAKE FOREST ADDITION-GRAPEVINE-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,457

Percent Complete: 100%

Land Sqft^{*}: 18,163

Land Acres^{*}: 0.4169

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:

L & A RAMIREZ LIVING TRUST

Primary Owner Address:

2043 FOREST HILLS RD
GRAPEVINE, TX 76051

Deed Date: 10/5/2022

Deed Volume:

Deed Page:

Instrument: [D222244253](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMIREZ ALICIA;RAMIREZ LARRY	10/18/2019	D219241333		
CARTER SUSAN E;LADD RONALD	4/20/2016	D216087222		
LADD RONALD J	4/28/1995	00119580002111	0011958	0002111
MCELROY FRANK L;MCELROY THELMA J	2/17/1989	00095180001610	0009518	0001610
DAVIS DONALD W	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	\$319,503	\$136,326	\$455,829	\$455,829
2024	\$375,841	\$136,326	\$512,167	\$505,852
2023	\$323,539	\$136,326	\$459,865	\$459,865
2022	\$360,072	\$136,404	\$496,476	\$496,476
2021	\$329,618	\$142,500	\$472,118	\$472,118
2020	\$288,965	\$150,000	\$438,965	\$438,965

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.