



Address: [3412 LAKERIDGE DR](#)
City: GRAPEVINE
Georeference: 23180--25R1
Subdivision: LAKE FOREST ADDITION-GRAPEVINE
Neighborhood Code: 3G050C

Latitude: 32.9726787205
Longitude: -97.0987987565
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 25R1

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: 1979

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01546902

Site Name: LAKE FOREST ADDITION-GRAPEVINE-25R1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,940

Percent Complete: 100%

Land Sqft^{*}: 8,467

Land Acres^{*}: 0.1900

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:

NILU BUYS HOUSES LLC

Primary Owner Address:

1444 SIERRA SPRINGS DR #1125
BEDFORD, TX 76021

Deed Date: 10/6/2022

Deed Volume:

Deed Page:

Instrument: [D222244278](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAMASTE HOMES	5/10/2022	D222123877		
MCCALLISTER FAMILY REVOCABLE TRUST	12/8/2021	D221363685		
MCCALLISTER CARLON	7/23/2021	D221213201		
THORNLEY EDWARD J;THORNLEY JUNE A	5/27/1999	00137360000234	0013736	0000234
WOOD KEITH ALAN JR	5/25/1999	00138360000232	0013836	0000232
KEITH ALAN WOOD JR TRUST	4/21/1992	00106120001533	0010612	0001533
BLOCKCOLSKI ELLEN	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	\$391,912	\$101,609	\$493,521	\$493,521
2024	\$391,912	\$101,609	\$493,521	\$493,521
2023	\$352,124	\$101,609	\$453,733	\$453,733
2022	\$250,749	\$101,609	\$352,358	\$352,358
2021	\$292,286	\$100,000	\$392,286	\$319,768
2020	\$265,615	\$100,000	\$365,615	\$290,698

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

There are no exemptions for this property

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.