



Address: [706 OAK LN](#)
City: GRAPEVINE
Georeference: 23380-4-8
Subdivision: LAKEWOOD ACRES ADDN-GRAPEVINE
Neighborhood Code: 3G020I

Latitude: 32.9527049824
Longitude: -97.0691204015
TAD Map: 2132-468
MAPSCO: TAR-028B



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LAKEWOOD ACRES ADDN-GRAPEVINE Block 4 Lot 8

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: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$412,528

Protest Deadline Date: 5/24/2024

Site Number: 01568787

Site Name: LAKEWOOD ACRES ADDN-GRAPEVINE-4-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,299

Percent Complete: 100%

Land Sqft^{*}: 8,773

Land Acres^{*}: 0.2014

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:

HANCOCK JAMES RANDELL

Primary Owner Address:

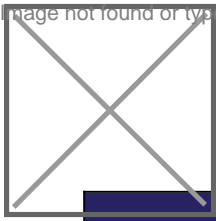
706 OAK LN
GRAPEVINE, TX 76051-2973

Deed Date: 12/27/1988

Deed Volume: 0009473

Deed Page: 0000802

Instrument: 00094730000802



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANCOCK JAMES L;HANCOCK ROBBIE	4/6/1987	00089070000285	0008907	0000285
GRAPEVINE CUSTOM HOMES INC	5/17/1984	00078330000079	0007833	0000079
GRADEVCO INC	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	\$312,528	\$100,000	\$412,528	\$398,660
2024	\$312,528	\$100,000	\$412,528	\$362,418
2023	\$278,196	\$80,000	\$358,196	\$329,471
2022	\$275,330	\$40,000	\$315,330	\$299,519
2021	\$240,698	\$40,000	\$280,698	\$272,290
2020	\$242,533	\$40,000	\$282,533	\$247,536

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.