



**Address:** [618 LUCAS DR](#)  
**City:** GRAPEVINE  
**Georeference:** 24420-4-9  
**Subdivision:** LUCAS, W C ADDITION  
**Neighborhood Code:** 3G030L

**Latitude:** 32.9457242526  
**Longitude:** -97.0867960406  
**TAD Map:** 2126-464  
**MAPSCO:** TAR-027H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LUCAS, W C ADDITION Block 4  
Lot 9

**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:** 1956

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

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

**Site Number:** 01618024

**Site Name:** LUCAS, W C ADDITION-4-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,440

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,336

**Land Acres<sup>\*</sup>:** 0.3980

**Pool:** N

<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:**

TRAN THAO THI THANH  
NGUYEN THUAN HOA

**Primary Owner Address:**

2600 SENTER RD SPC 33  
SAN JOSE, CA 95111

**Deed Date:** 3/19/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221076088](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KERN JEFFREY;KERN SUNSHINE	5/31/2018	<a href="#">D218119716</a>		
RIHEL KATHLEEN	9/24/2002	00160090000258	0016009	0000258
COKER GARY CHAD	2/28/1995	00118920000236	0011892	0000236
COKER CONNIE L;COKER GARY C	10/31/1994	00117840002101	0011784	0002101
GENTRY ROYCE EDWIN JR	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 <sup>+</sup>
2025	\$91,707	\$209,348	\$301,055	\$301,055
2024	\$157,345	\$209,348	\$366,693	\$366,693
2023	\$179,405	\$140,000	\$319,405	\$319,405
2022	\$131,420	\$140,000	\$271,420	\$271,420
2021	\$132,572	\$140,000	\$272,572	\$272,572
2020	\$110,450	\$140,000	\$250,450	\$250,450

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.