



Address: [612 LUCAS DR](#)
City: GRAPEVINE
Georeference: 24420-4-10
Subdivision: LUCAS, W C ADDITION
Neighborhood Code: 3G030L

Latitude: 32.9454974984
Longitude: -97.0867950919
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 10

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: 1950

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$465,473

Protest Deadline Date: 5/24/2024

Site Number: 01618032

Site Name: LUCAS, W C ADDITION-4-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,364

Percent Complete: 100%

Land Sqft^{*}: 31,319

Land Acres^{*}: 0.7190

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:

ALVAREZ JULIO
ALVAREZ ANGELICA

Primary Owner Address:

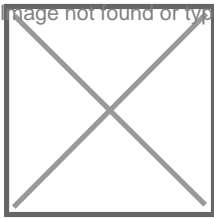
612 N LUCAS DR
GRAPEVINE, TX 76051-5058

Deed Date: 3/12/2001

Deed Volume: 0014776

Deed Page: 0000189

Instrument: 00147760000189



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MITCHELL GARY L	5/28/1991	00102730002071	0010273	0002071
ASTRUP JAMES J	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	\$200,194	\$265,279	\$465,473	\$302,173
2024	\$200,194	\$265,279	\$465,473	\$274,703
2023	\$201,982	\$168,000	\$369,982	\$249,730
2022	\$129,104	\$168,000	\$297,104	\$227,027
2021	\$130,236	\$168,000	\$298,236	\$206,388
2020	\$108,655	\$168,000	\$276,655	\$187,625

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.