



**Address:** [106 CROSS CREEK DR](#)  
**City:** GRAPEVINE  
**Georeference:** 24740-1-4-30  
**Subdivision:** MANOR OAKS ADDITION  
**Neighborhood Code:** 3G010A

**Latitude:** 32.9426681965  
**Longitude:** -97.0952247611  
**TAD Map:** 2120-464  
**MAPSCO:** TAR-027G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MANOR OAKS ADDITION Block  
1 Lot 4 & N 60' LT 3

**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:** 1964

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$652,683

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

**Site Number:** 01623656

**Site Name:** MANOR OAKS ADDITION-1-4-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,748

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,710

**Land Acres<sup>\*</sup>:** 0.5213

**Pool:** Y

<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:**

ERVING KRISTOFER  
ERVING MICHELL

**Primary Owner Address:**

106 CROSS CREEK DR  
GRAPEVINE, TX 76051-3137

**Deed Date:** 2/25/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211047786](#)

| Previous Owners                   | Date       | Instrument     | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------|-------------|-----------|
| MCCARTY SHIRLEY A                 | 2/22/1999  | 00136800000413 | 0013680     | 0000413   |
| PETTY JAN;PETTY TRENT             | 10/28/1991 | 00104310001464 | 0010431     | 0001464   |
| SULTZMAN HENRY E;SULTZMAN MARILYN | 11/20/1990 | 00101070000425 | 0010107     | 0000425   |
| MURRAY CAROLYN;MURRAY PRESTON C   | 7/27/1989  | 00096660000827 | 0009666     | 0000827   |
| ANDERSON VERO;ANDERSON WILFRED JR | 11/1/1988  | 00094320001661 | 0009432     | 0001661   |
| SCHRAGE RANDY L;SCHRAGE RHONDA    | 7/16/1986  | 00086150001355 | 0008615     | 0001355   |
| ANDERSON WILFRED E 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 | \$513,133          | \$139,550   | \$652,683    | \$545,865                    |
| 2024 | \$513,133          | \$139,550   | \$652,683    | \$496,241                    |
| 2023 | \$421,923          | \$104,260   | \$526,183    | \$451,128                    |
| 2022 | \$305,856          | \$104,260   | \$410,116    | \$410,116                    |
| 2021 | \$285,132          | \$104,260   | \$389,392    | \$389,392                    |
| 2020 | \$264,383          | \$104,260   | \$368,643    | \$368,643                    |

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.