



**Address:** [1218 CHELSEA ST](#)  
**City:** GRAPEVINE  
**Georeference:** 27285-2-10R  
**Subdivision:** MC CLELLAND ADDITION-GPV  
**Neighborhood Code:** 3G030G

**Latitude:** 32.9375579003  
**Longitude:** -97.0880457551  
**TAD Map:** 2126-460  
**MAPSCO:** TAR-027L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MC CLELLAND ADDITION-GPV  
Block 2 Lot 10R

**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:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01841009

**Site Name:** MC CLELLAND ADDITION-GPV-2-10R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,675

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,698

**Land Acres<sup>\*</sup>:** 0.2915

**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:**

REED W LUCAS

**Primary Owner Address:**

1218 CHELSEA ST  
GRAPEVINE, TX 76051

**Deed Date:** 12/28/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223229563](#)

| Previous Owners                    | Date       | Instrument                 | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| TUCKER CAROL OWEN TRUST            | 10/31/2017 | <a href="#">D217258105</a> |             |           |
| TUCKER BILL E;TUCKER CAROL O       | 7/1/2000   | 000000000000000            | 0000000     | 0000000   |
| TUCKER BILL EARL;TUCKER C O YULE   | 5/23/2000  | 00143840000482             | 0014384     | 0000482   |
| PICCHIONI ANTHONY;PICCHIONI DEBBIE | 7/17/1985  | 00082460001638             | 0008246     | 0001638   |
| ROY STEWART HOMES INC              | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$566,065          | \$88,886    | \$654,951    | \$654,951                    |
| 2024 | \$566,065          | \$88,886    | \$654,951    | \$654,951                    |
| 2023 | \$529,916          | \$58,300    | \$588,216    | \$467,060                    |
| 2022 | \$481,421          | \$58,300    | \$539,721    | \$424,600                    |
| 2021 | \$327,700          | \$58,300    | \$386,000    | \$386,000                    |
| 2020 | \$327,700          | \$58,300    | \$386,000    | \$386,000                    |

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.