



Address: [826 KINGS CANYON DR](#)
City: GRAPEVINE
Georeference: 31625-1-11
Subdivision: PARK PLACE-GRAPEVINE
Neighborhood Code: 3G010J

Latitude: 32.9484255532
Longitude: -97.0951974677
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: PARK PLACE-GRAPEVINE
Block 1 Lot 11

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: 1978
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$413,327
Protest Deadline Date: 5/24/2024

Site Number: 02127741
Site Name: PARK PLACE-GRAPEVINE-1-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,673
Percent Complete: 100%
Land Sqft^{*}: 9,031
Land Acres^{*}: 0.2073
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:
TIPTON ROBERT D
TIPTON BARBARA
Primary Owner Address:
826 KINGS CANYON DR
GRAPEVINE, TX 76051-6643

Deed Date: 7/2/2003
Deed Volume: 0016899
Deed Page: 0000115
Instrument: 00168990000115

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCULLOUGH THOMAS L	12/31/1900	0000000000000000	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	\$323,327	\$90,000	\$413,327	\$413,327
2024	\$323,327	\$90,000	\$413,327	\$378,424
2023	\$302,894	\$85,000	\$387,894	\$344,022
2022	\$284,902	\$50,000	\$334,902	\$312,747
2021	\$234,315	\$50,000	\$284,315	\$284,315
2020	\$236,300	\$50,000	\$286,300	\$286,300

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.