



Address: [1804 BIG BEND DR](#)
City: GRAPEVINE
Georeference: 31625-6-19
Subdivision: PARK PLACE-GRAPEVINE
Neighborhood Code: 3G010J

Latitude: 32.9524002647
Longitude: -97.095244131
TAD Map: 2120-464
MAPSCO: TAR-027C



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 6 Lot 19

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: 1980
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 02128845
Site Name: PARK PLACE-GRAPEVINE-6-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,638
Percent Complete: 100%
Land Sqft^{*}: 13,989
Land Acres^{*}: 0.3211
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:
LEATHERWOOD JAMES
LEATHERWOOD RANDI
Primary Owner Address:
1804 BIG BEND DR
GRAPEVINE, TX 76051-6625

Deed Date: 1/7/2003
Deed Volume: 0016323
Deed Page: 0000193
Instrument: 00163230000193

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AHERN MICHAEL JOSEPH	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	\$274,361	\$90,000	\$364,361	\$364,361
2024	\$274,361	\$90,000	\$364,361	\$364,361
2023	\$288,509	\$85,000	\$373,509	\$339,816
2022	\$280,611	\$50,000	\$330,611	\$308,924
2021	\$230,840	\$50,000	\$280,840	\$280,840
2020	\$232,764	\$50,000	\$282,764	\$282,764

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.