



Address: [2841 PLACID CIR](#)
City: GRAPEVINE
Georeference: 32540-3-39
Subdivision: PLACID-PENINSULA ADDITION
Neighborhood Code: 3S400H

Latitude: 32.972524636
Longitude: -97.1110223104
TAD Map: 2114-472
MAPSCO: TAR-013S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PLACID-PENINSULA ADDITION
Block 3 Lot 39 PER PLAT 388-N PG 28

Jurisdictions:

CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$712,000

Protest Deadline Date: 5/24/2024

Site Number: 02209993

Site Name: PLACID-PENINSULA ADDITION-3-39

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,847

Percent Complete: 100%

Land Sqft^{*}: 7,721

Land Acres^{*}: 0.1772

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:

MESSINGER BRUS D

Primary Owner Address:

2841 PLACID CIR
GRAPEVINE, TX 76051-2532

Deed Date: 5/9/2013

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D213119361](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MESSINGER BRUS D;MESSINGER IRIS B	3/12/2009	D209070439	0000000	0000000
VAN TIL JOHN	10/4/2005	D205294868	0000000	0000000
VAN TIL CUSTOM HOMES INC	2/15/2005	D205091548	0000000	0000000
GRAPEVINE CITY OF	12/31/1900	00067490000447	0006749	0000447

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	\$579,100	\$132,900	\$712,000	\$545,710
2024	\$579,100	\$132,900	\$712,000	\$496,100
2023	\$463,139	\$132,900	\$596,039	\$451,000
2022	\$321,400	\$88,600	\$410,000	\$410,000
2021	\$375,238	\$88,600	\$463,838	\$413,313
2020	\$295,999	\$79,740	\$375,739	\$375,739

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)
- DISABLED VET 70 to 99 PCT 11.22

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.