



**Address:** [2610 PENINSULA DR](#)  
**City:** GRAPEVINE  
**Georeference:** 32540-8-16  
**Subdivision:** PLACID-PENINSULA ADDITION  
**Neighborhood Code:** 3G050F

**Latitude:** 32.9725407341  
**Longitude:** -97.1063072101  
**TAD Map:** 2120-472  
**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 8 Lot 16

**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:** 1987

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$368,832

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

**Site Number:** 02211203

**Site Name:** PLACID-PENINSULA ADDITION-8-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,722

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,861

**Land Acres<sup>\*</sup>:** 0.2493

**Pool:** N

<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:**

BELL CHRISTEN M  
BELL JEFFREY R

**Primary Owner Address:**

2610 PENINSULA DR  
GRAPEVINE, TX 76051-2519

**Deed Date:** 2/3/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217029719](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BELL RICHARD G	8/14/2007	<a href="#">D207294351</a>	0000000	0000000
HARROUN BRYANT NICHOLS	11/26/2002	00166510000088	0016651	0000088
HARROUN B NICHOLS;HARROUN MELISSA B	12/10/1997	00130110000478	0013011	0000478
SAXTON CLARK D	5/20/1996	00123780000074	0012378	0000074
NICHOLSON J SCOTT;NICHOLSON KAREN	8/2/1989	00096870000593	0009687	0000593
WILLIS LAURALEE;WILLIS SCOTT	10/14/1986	00087140001705	0008714	0001705
WOOD BEND CORP	8/4/1986	00086360001107	0008636	0001107
VERBURG CATHERINE	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	\$229,278	\$121,722	\$351,000	\$351,000
2024	\$247,110	\$121,722	\$368,832	\$342,808
2023	\$233,404	\$121,722	\$355,126	\$311,644
2022	\$188,263	\$121,752	\$310,015	\$283,313
2021	\$157,557	\$100,000	\$257,557	\$257,557
2020	\$157,557	\$100,000	\$257,557	\$242,000

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.