



Address: [2305 FOREST HILLS RD](#)
City: GRAPEVINE
Georeference: 33810-12-3
Subdivision: REED ADDITION
Neighborhood Code: 3G050C

Latitude: 32.9718910884
Longitude: -97.1024397511
TAD Map: 2120-472
MAPSCO: TAR-013T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: REED ADDITION Block 12 Lot 3

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: 1968

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$672,769

Protest Deadline Date: 5/24/2024

Site Number: 02329522

Site Name: REED ADDITION-12-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,196

Percent Complete: 100%

Land Sqft^{*}: 21,333

Land Acres^{*}: 0.4897

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HOLLAND SHONA NICOLE

Primary Owner Address:

2305 FOREST HILLS RD
GRAPEVINE, TX 76051

Deed Date: 12/27/2019

Deed Volume:

Deed Page:

Instrument: [D21930080](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NOWAK BODIE;NOWAK SARAH	5/22/2013	D213132114	0000000	0000000
WILLIAMS JOHN;WILLIAMS KELLY A	3/2/2001	00147600000089	0014760	0000089
MZYK FRANK;MZYK RENEE	8/26/1993	00112210001803	0011221	0001803
LAWSON EDDIE V;LAWSON THRESA D	8/1/1988	00093440000347	0009344	0000347
FARRAR LARRY F	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 ⁺
2025	\$530,103	\$142,666	\$672,769	\$672,769
2024	\$530,103	\$142,666	\$672,769	\$650,735
2023	\$477,670	\$142,666	\$620,336	\$591,577
2022	\$426,314	\$142,718	\$569,032	\$537,797
2021	\$388,906	\$100,000	\$488,906	\$488,906
2020	\$337,715	\$100,000	\$437,715	\$437,715

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.