



**Address:** [300 RIDGE RD](#)  
**City:** GRAPEVINE  
**Georeference:** 34260-1-1-30  
**Subdivision:** RIDGECREST ADDITION-GRAPEVINE  
**Neighborhood Code:** 3G030H

**Latitude:** 32.9382141464  
**Longitude:** -97.0910560576  
**TAD Map:** 2120-460  
**MAPSCO:** TAR-027L



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RIDGECREST ADDITION-  
GRAPEVINE Block 1 Lot 1 & N48' 2

**Jurisdictions:**  
CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** C1  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** TIM LANCASTER (09930)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$113,160  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02387840  
**Site Name:** RIDGECREST ADDITION-GRAPEVINE-1-1-30  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 17,432  
**Land Acres<sup>\*</sup>:** 0.4001  
**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:**  
AZALEA DRIVE LLC  
**Primary Owner Address:**  
4100 HERITAGE AVE STE 105  
GRAPEVINE, TX 76051-5716

**Deed Date:** 4/24/2014  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D214117782](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANCASTER EDGAR LEE ESTAT JR	1/1/2011	<a href="#">D214117781</a>	0000000	0000000
MINNIE LANCASTER IRREV TRUST	3/21/2005	<a href="#">D205090217</a>	0000000	0000000
LANCASTER EDGAR L JR;LANCASTER MINNIE	2/5/1992	00106990000129	0010699	0000129
DELLWOOD DEVELOPMENT CO	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 <sup>+</sup>
2025	\$0	\$113,160	\$113,160	\$113,160
2024	\$0	\$113,160	\$113,160	\$96,048
2023	\$0	\$80,040	\$80,040	\$80,040
2022	\$0	\$80,040	\$80,040	\$80,040
2021	\$0	\$80,040	\$80,040	\$80,040
2020	\$0	\$80,040	\$80,040	\$80,040

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

There are no exemptions for this property

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.