



Address: [312 AZALEA DR](#)
City: GRAPEVINE
Georeference: 34260-2-2
Subdivision: RIDGECREST ADDITION-GRAPEVINE
Neighborhood Code: 3G030H

Latitude: 32.9378023933
Longitude: -97.0921244671
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 2 Lot 2

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: 1966
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$464,469
Protest Deadline Date: 5/24/2024

Site Number: 02388030
Site Name: RIDGECREST ADDITION-GRAPEVINE-2-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,380
Percent Complete: 100%
Land Sqft^{*}: 12,239
Land Acres^{*}: 0.2809
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:
UTTER LARRY J
UTTER CHERYL
Primary Owner Address:
312 AZALEA DR
GRAPEVINE, TX 76051-3512

Deed Date: 6/8/1993
Deed Volume: 0011109
Deed Page: 0001221
Instrument: 00111090001221

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEINBERG RUTH ANN	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	\$378,796	\$85,673	\$464,469	\$404,885
2024	\$378,796	\$85,673	\$464,469	\$368,077
2023	\$381,910	\$56,200	\$438,110	\$334,615
2022	\$315,051	\$56,200	\$371,251	\$304,195
2021	\$280,130	\$56,200	\$336,330	\$276,541
2020	\$262,034	\$56,200	\$318,234	\$251,401

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.