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LOCATION

Address: 306 BLUEBONNET DR **City: GRAPEVINE**

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

PROPERTY DATA

Legal Description: RIDGECREST ADDITION-**GRAPEVINE Block 3 Lot 1** 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: 1975 Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/24/2024

Site Number: 02388235 Site Name: RIDGECREST ADDITION-GRAPEVINE-3-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,453 Percent Complete: 100% Land Sqft*: 13,276 Land Acres*: 0.3047 Pool: N

+++ Rounded.

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

OWNER INFORMATION

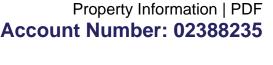
Current Owner: SMITH EDWARD T SMITH KATHLEEN

Primary Owner Address: 306 BLUEBONNET DR GRAPEVINE, TX 76051

Deed Date: 4/29/2016 **Deed Volume: Deed Page:** Instrument: D216092498

Georeference: 34260-3-1 Subdivision: RIDGECREST ADDITION-GRAPEVINE Neighborhood Code: 3G030H

Latitude: 32.9378950798 Longitude: -97.093146324 TAD Map: 2120-460 MAPSCO: TAR-027L



Tarrant Appraisal District

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Tarrant Appraisal District Property Information | PDF

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COURVILLE BRENDA F;COURVILLE NOLTON M	11/3/1995	00121680001788	0012168	0001788
WIER JUDITH;WIER R BRIAN	12/23/1993	00113870001619	0011387	0001619
PARKER L W	12/31/1900	000000000000000000000000000000000000000	000000	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	\$385,215	\$92,380	\$477,595	\$477,595
2024	\$385,215	\$92,380	\$477,595	\$477,595
2023	\$434,575	\$60,960	\$495,535	\$447,700
2022	\$378,618	\$60,960	\$439,578	\$407,000
2021	\$309,040	\$60,960	\$370,000	\$370,000
2020	\$309,040	\$60,960	\$370,000	\$370,000

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.