



Address: [306 BLUEBONNET DR](#)
City: GRAPEVINE
Georeference: 34260-3-1
Subdivision: RIDGECREST ADDITION-GRAPEVINE
Neighborhood Code: 3G030H

Latitude: 32.9378950798
Longitude: -97.093146324
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 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](#)

| 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 | 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 | \$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.