



**Address:** [428 BLUEBONNET DR](#)  
**City:** GRAPEVINE  
**Georeference:** 34260-3-6  
**Subdivision:** RIDGECREST ADDITION-GRAPEVINE  
**Neighborhood Code:** 3G030H

**Latitude:** 32.9367505249  
**Longitude:** -97.0931606273  
**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 6

**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:** 1974

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$399,977

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02388286

**Site Name:** RIDGECREST ADDITION-GRAPEVINE-3-6

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,782

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,330

**Land Acres<sup>\*</sup>:** 0.2601

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

FROBISH ARLENE

**Primary Owner Address:**

428 BLUEBONNET DR  
GRAPEVINE, TX 76051

**Deed Date:** 6/27/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216140269](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANES ELIZABETH	7/23/2015	142-15-107559		
HANES ELIZABETH;HANES JOSEPH A EST	12/31/1900	00056500000138	0005650	0000138

### 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	\$320,667	\$79,310	\$399,977	\$385,990
2024	\$320,667	\$79,310	\$399,977	\$350,900
2023	\$323,526	\$52,020	\$375,546	\$319,000
2022	\$237,980	\$52,020	\$290,000	\$290,000
2021	\$243,611	\$52,020	\$295,631	\$295,631
2020	\$243,724	\$52,020	\$295,744	\$283,140

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.