



Address: [513 CRESTVIEW DR](#)
City: GRAPEVINE
Georeference: 34260-3-12
Subdivision: RIDGECREST ADDITION-GRAPEVINE
Neighborhood Code: 3G030H

Latitude: 32.9360542922
Longitude: -97.0936104397
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 12

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: 1982
Personal Property Account: N/A
Agent: TEXAS PROPERTY TAX REDUCTIONS LP (600024)
Protest Deadline Date: 5/24/2024

Site Number: 02388340
Site Name: RIDGECREST ADDITION-GRAPEVINE-3-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,653
Percent Complete: 100%
Land Sqft^{*}: 10,260
Land Acres^{*}: 0.2355

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

OWNER INFORMATION

Current Owner:
CABRAL FAMILY TRUST
Primary Owner Address:
312 NATURE WALK CT
EL DORADO HILLS, CA 95762

Deed Date: 9/7/2018
Deed Volume:
Deed Page:
Instrument: [D218206259](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANOS SABIAS LLC	10/31/2011	D211268505	0000000	0000000
SWILLEY MARGARET M	8/31/2006	D206282900	0000000	0000000
WALKER KAREN;WALKER TIM	6/16/2004	D204200376	0000000	0000000
FIRST UNITED METHODIST CHURCH	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	\$266,515	\$71,820	\$338,335	\$338,335
2024	\$328,813	\$71,820	\$400,633	\$400,633
2023	\$364,689	\$47,100	\$411,789	\$411,789
2022	\$271,060	\$47,100	\$318,160	\$318,160
2021	\$280,900	\$47,100	\$328,000	\$328,000
2020	\$284,799	\$47,100	\$331,899	\$331,899

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.