



Address: [1017 PHEASANT RIDGE DR](#)
City: GRAPEVINE
Georeference: 36815-4-9
Subdivision: RUSSWOOD ESTATES
Neighborhood Code: 3G020T

Latitude: 32.9631631689
Longitude: -97.0842174815
TAD Map: 2126-468
MAPSCO: TAR-013Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RUSSWOOD ESTATES Block 4
Lot 9

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: 1981

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$387,093

Protest Deadline Date: 5/24/2024

Site Number: 02580659

Site Name: RUSSWOOD ESTATES-4-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,412

Percent Complete: 100%

Land Sqft^{*}: 10,377

Land Acres^{*}: 0.2382

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:

WATTERS KIRSTEN

Primary Owner Address:

1017 PHEASANT RIDGE DR
GRAPEVINE, TX 76051

Deed Date: 4/20/2018

Deed Volume:

Deed Page:

Instrument: [D218085735](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANIELS BETH STEINHEBEL	10/26/2005	D20613890	0000000	0000000
SLOAN EDWIN;SLOAN ELIZABETH	11/1/2003	D203420625	0000000	0000000
BLACKBURN WILLIAM LANCE	6/1/1999	00138550000410	0013855	0000410
GILLEAN JAMES R	7/2/1986	00085990000198	0008599	0000198
TERRY J ADAMS	12/31/1900	00000000000000	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	\$281,722	\$100,000	\$381,722	\$381,722
2024	\$287,093	\$100,000	\$387,093	\$375,342
2023	\$378,021	\$70,000	\$448,021	\$341,220
2022	\$289,000	\$55,000	\$344,000	\$310,200
2021	\$227,001	\$54,999	\$282,000	\$282,000
2020	\$227,001	\$54,999	\$282,000	\$282,000

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.