

# Tarrant Appraisal District Property Information | PDF Account Number: 02770156

### Address: 1310 PINE ST

City: GRAPEVINE Georeference: 38700-4-2 Subdivision: SKY HARBOR ADDITION Neighborhood Code: 3G030J

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

## PROPERTY DATA

Legal Description: SKY HARBOR ADDITION Block 4 Lot 2 Jurisdictions: CITY OF GRAPEVINE (011) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY HOSPITAL (225) GRAPEVINE-COLLEYVILLE ISD (906) State Code: A

Year Built: 1954 Personal Property Account: N/A Agent: OCONNOR & ASSOCIATES (00436) Protest Deadline Date: 5/24/2024 Site Number: 02770156 Site Name: SKY HARBOR ADDITION-4-2 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,450 Percent Complete: 100% Land Sqft<sup>\*</sup>: 9,229 Land Acres<sup>\*</sup>: 0.2118 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: BLUE HERON VENTURES LLC

**Primary Owner Address:** 354 WOLF RUN DR BARTONVILLE, TX 76226 Deed Date: 8/5/2016 Deed Volume: Deed Page: Instrument: D216179951

Latitude: 32.926811257 Longitude: -97.0808938984 TAD Map: 2126-456 MAPSCO: TAR-027R



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEB HOMES LLC	8/4/2016	D216179956		
BOWLING TIMOTHY	12/3/2009	D209321088	000000	0000000
BADADJANIAN PAUL	1/2/2007	D207041003	000000	0000000
DEUTSCHE BANK NATIONAL TR CO	8/2/2006	D206251264	000000	0000000
SMITH H SMITH;SMITH J MURRAY JR	7/25/2003	D203305386	0017083	0000186
SMITH J MURRAY JR	5/9/2003	00167210000018	0016721	0000018
VERA HOMES LLP	7/1/2002	00158030000051	0015803	0000051
A & J VALUE PLUS PROPERTIES	6/1/2002	00158000000299	0015800	0000299
SINKLER MARK;SINKLER TAMY	10/12/1994	00117600002011	0011760	0002011
DICKERSON W D	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	\$244,802	\$64,603	\$309,405	\$309,405
2024	\$257,694	\$64,603	\$322,297	\$322,297
2023	\$248,307	\$42,380	\$290,687	\$290,687
2022	\$218,131	\$42,380	\$260,511	\$260,511
2021	\$142,620	\$42,380	\$185,000	\$185,000
2020	\$142,620	\$42,380	\$185,000	\$185,000

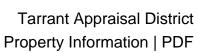
Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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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.