



**Address:** [1225 BRIAN CT](#)  
**City:** GRAPEVINE  
**Georeference:** 47715-A-4  
**Subdivision:** WOODS ADDITION, THE (GPV)  
**Neighborhood Code:** 3G020G

**Latitude:** 32.9518827744  
**Longitude:** -97.0721217243  
**TAD Map:** 2126-464  
**MAPSCO:** TAR-028A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODS ADDITION, THE (GPV)  
Block A Lot 4

**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:** \$352,087

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

**Site Number:** 03122999

**Site Name:** WOODS ADDITION, THE (GPV)-A-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,052

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,165

**Land Acres<sup>\*</sup>:** 0.1874

**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:**

VILLANOVA RENEE

**Primary Owner Address:**

1225 BRIAN CT  
GRAPEVINE, TX 76051-3345

**Deed Date:** 5/27/2003

**Deed Volume:** 0016775

**Deed Page:** 0000225

**Instrument:** 00167750000225

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUTLER PHILIP JR	10/12/2001	00152030000430	0015203	0000430
GALLEGOS JANE MARIE	9/14/1998	00134330000019	0013433	0000019
RICHARDSON CLARA N	9/14/1995	00121120001500	0012112	0001500
RELOCATION RESOURCES INTER INC	8/31/1995	00120940001843	0012094	0001843
GREATHOUSE JANET R	7/27/1987	00090220001076	0009022	0001076
ROBBINS DANIEL MEYER	7/15/1985	00082430001439	0008243	0001439
SCOTT A. HINCKLEY	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 <sup>+</sup>
2025	\$262,087	\$90,000	\$352,087	\$352,087
2024	\$262,087	\$90,000	\$352,087	\$327,851
2023	\$263,394	\$80,000	\$343,394	\$298,046
2022	\$230,951	\$40,000	\$270,951	\$270,951
2021	\$219,142	\$40,000	\$259,142	\$252,625
2020	\$198,256	\$40,000	\$238,256	\$229,659

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.