



**Address:** [1280 S MAIN ST](#)  
**City:** GRAPEVINE  
**Georeference:** 44035-1-1  
**Subdivision:** TWELVE EIGHTY MAIN ADDITION  
**Neighborhood Code:** MED-Grapevine/Southlake Hospital District

**Latitude:** 32.9276293096  
**Longitude:** -97.0787378701  
**TAD Map:** 2126-456  
**MAPSCO:** TAR-027R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TWELVE EIGHTY MAIN  
ADDITION Block 1 Lot 1

**Jurisdictions:**  
CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE CITY (226)

**Site Number:** 80223540

**Site Name:** MT MED OFFICE

**Site Class:** MED Off - Medical Office

**Parcels:** 1

**Primary Building Name:** GRACE HEALTH FAMILY/GRAPEVINE SPECIALTY CLINIC / 03199142

**State Code:** 4800  
**Primary Building Type:** Commercial

**Year Built:** 1990  
**Gross Building Area+++:** 7,840

**Personal Property Account Number:** 00000000  
**Net Leasable Area+++:** 7,840

**Agent:** UPTC (000070)  
**Percent Complete:** 100%

**Notice Sent:** Land Sqft\*: 24,300

**Date:** Land Acres\*: 0.5578

5/1/2025 **Pool:** N

**Notice**

**Value:** \$1,842,662

**Protest Deadline Date:** 5/31/2024

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
CSSG HOLDINGS LLC  
**Primary Owner Address:**  
12409 DIDO VISTA CT  
FORT WORTH, TX 76179

**Deed Date:** 12/29/2009  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D210004314](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PANIOLO PROPERTIES LLC	6/28/2005	<a href="#">D205198956</a>	0000000	0000000
SHELBURNE COMPANY LTD	8/28/2000	00145050000340	0014505	0000340
CARPENTER APRIL;CARPENTER DENNIS	9/30/1998	00134440000223	0013444	0000223
MIYASHIRO LOIS;MIYASHIRO THOMAS H	9/6/1994	00117410000883	0011741	0000883
WESTERN STATE DEV CORP	9/30/1993	00112930001749	0011293	0001749
WESTERN STATES LIFE INS CO	4/15/1987	00089100000060	0008910	0000060
REYNOLDS DEV CO	12/20/1983	00076960001368	0007696	0001368
PH TR III	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	\$1,526,762	\$315,900	\$1,842,662	\$1,650,000
2024	\$1,059,100	\$315,900	\$1,375,000	\$1,375,000
2023	\$1,019,100	\$315,900	\$1,335,000	\$1,335,000
2022	\$899,100	\$315,900	\$1,215,000	\$1,215,000
2021	\$860,100	\$315,900	\$1,176,000	\$1,176,000
2020	\$860,100	\$315,900	\$1,176,000	\$1,176,000

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

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.