



Address: [2818 W KIMBALL AVE](#)
City: GRAPEVINE
Georeference: A 390-1B
Subdivision: CHANCELLOR, G B SURVEY
Neighborhood Code: 3S100C

Latitude: 32.970023396
Longitude: -97.110885587
TAD Map: 2114-472
MAPSCO: TAR-013S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHANCELLOR, G B SURVEY
Abstract 390 Tract 1B

Jurisdictions:

CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,540,298

Protest Deadline Date: 5/24/2024

Site Number: 03840751

Site Name: CHANCELLOR, G B SURVEY-1B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,530

Percent Complete: 100%

Land Sqft^{*}: 109,335

Land Acres^{*}: 2.5100

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

DE SOUZA MANOEL PEREIRA

Primary Owner Address:

2818 W KIMBALL AVE
GRAPEVINE, TX 76051-2602

Deed Date: 9/14/2009

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D209257618](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DE SOUZA MANOEL P	7/30/2003	D203277924	0017004	0000064
COLE STUART R	4/11/2002	00156210000290	0015621	0000290
HUNTER JAMES D;HUNTER SUSAN B	7/2/1998	00133260000449	0013326	0000449
KETCHUM SIDNEY J;KETCHUM WYNEMA J	9/18/1992	00107940002377	0010794	0002377
WASSELL LARRY L	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	\$562,298	\$978,000	\$1,540,298	\$869,680
2024	\$562,298	\$978,000	\$1,540,298	\$790,618
2023	\$345,221	\$978,000	\$1,323,221	\$718,744
2022	\$478,366	\$752,500	\$1,230,866	\$653,404
2021	\$380,632	\$752,500	\$1,133,132	\$594,004
2020	\$276,290	\$752,000	\$1,028,290	\$540,004

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.