



**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<sup>+++</sup>:** 2,530

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 109,335

**Land Acres<sup>\*</sup>:** 2.5100

**Pool:** Y

<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:**

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	<a href="#">D203277924</a>	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 <sup>+</sup>
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.