



# Tarrant Appraisal District Property Information | PDF Account Number: 04040465

#### Address: 431 N SCRIBNER ST

City: GRAPEVINE Georeference: A1050-4F Subdivision: MAHAN, THOMAS SURVEY Neighborhood Code: Mobile Home Park General

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

## PROPERTY DATA

Legal Description: MAHAN, THOMAS SURVEY Abstract 1050 Tract 4F ABST 1050 TR 4F 5A & 5K Jurisdictions: CITY OF GRAPEVINE (011) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

GRAPEVINE-COLLEYVILLE ISD (906) State Code: F1 Year Built: 0 Personal Property Account: N/A Agent: AMERICAN PROPERTY SERVICES (00577) Notice Sent Date: 4/15/2025 Notice Value: \$4,679,055 Protest Deadline Date: 5/31/2024 Latitude: 32.9455622094 Longitude: -97.0832204992 TAD Map: 2126-464 MAPSCO: TAR-027H



Site Number: 80310753 Site Name: SHADY OAKS MHP Site Class: MHP - Mobile Home/RV Park Parcels: 2 Primary Building Name: Primary Building Type: Gross Building Area<sup>+++</sup>: 0 Net Leasable Area<sup>+++</sup>: 0 Percent Complete: 0% Land Sqft<sup>\*</sup>: 459,558 Land Acres<sup>\*</sup>: 10.5500 Pool: N

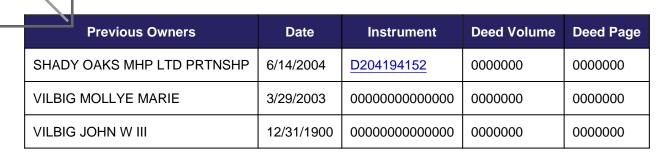
#### +++ Rounded.

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

#### **OWNER INFORMATION**

Current Owner: SHADY OAKS MHP LLC

Primary Owner Address: 1628 MARPOLE AVE VANCOUVER BC V6J2S1, CANADA Deed Date: 8/30/2006 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D206282874



### 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	\$3,530,160	\$1,148,895	\$4,679,055	\$3,089,099
2024	\$1,425,354	\$1,148,895	\$2,574,249	\$2,574,249
2023	\$1,451,105	\$1,148,895	\$2,600,000	\$2,600,000
2022	\$1,285,200	\$1,148,895	\$2,434,095	\$2,434,095
2021	\$1,026,712	\$919,116	\$1,945,828	\$1,945,828
2020	\$1,036,800	\$919,116	\$1,955,916	\$1,955,916

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.