



**Address:** [1331 TIPPERARY DR](#)  
**City:** GRAPEVINE  
**Georeference:** A 34-3B16  
**Subdivision:** ALLEN, WILLIAM Y SURVEY  
**Neighborhood Code:** 3G0100

**Latitude:** 32.9565710891  
**Longitude:** -97.0897406633  
**TAD Map:** 2120-468  
**MAPSCO:** TAR-027C



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** ALLEN, WILLIAM Y SURVEY  
Abstract 34 Tract 3B16

**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:** 1995  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$504,661  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04464699  
**Site Name:** ALLEN, WILLIAM Y SURVEY-3B16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,260  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,454  
**Land Acres<sup>\*</sup>:** 0.2400  
**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:**  
MAAS JOSEPH NEIL  
**Primary Owner Address:**  
1331 TIPPERARY DR  
GRAPEVINE, TX 76051-2801

**Deed Date:** 3/22/1996  
**Deed Volume:** 0012313  
**Deed Page:** 0000007  
**Instrument:** 00123130000007

Previous Owners	Date	Instrument	Deed Volume	Deed Page
R W WILKINSON HOMES INC	10/25/1995	00121480001255	0012148	0001255
BLACKSHEAR JACK W	12/31/1900	000000000000000	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	\$431,480	\$73,181	\$504,661	\$504,661
2024	\$431,480	\$73,181	\$504,661	\$463,059
2023	\$394,125	\$48,000	\$442,125	\$420,963
2022	\$396,080	\$48,000	\$444,080	\$382,694
2021	\$299,904	\$48,000	\$347,904	\$347,904
2020	\$301,662	\$48,000	\$349,662	\$335,746

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.