



Address: [304 BALL ST](#)
City: GRAPEVINE
Georeference: A 518-9R03N
Subdivision: FOSTER, A HEIRS SURVEY
Neighborhood Code: 3G030K

Latitude: 32.938809943
Longitude: -97.0844829976
TAD Map: 2126-460
MAPSCO: TAR-027M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOSTER, A HEIRS SURVEY
Abstract 518 Tract 9R03N

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: 1950

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 04486188

Site Name: FOSTER, A HEIRS SURVEY-9R03N

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,104

Percent Complete: 100%

Land Sqft^{*}: 11,325

Land Acres^{*}: 0.2599

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:

HRACH NATHAN A

PEREIRA CARLA

Primary Owner Address:

304 BALL ST
GRAPEVINE, TX 76051

Deed Date: 6/6/2022

Deed Volume:

Deed Page:

Instrument: [D222146375](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURCHETT DEBBIE S CHANNEL	4/26/2019	D222146375		
CHANNEL BOBBY	3/23/2018	142-18-047437		
CHANNEL BOBBY;CHANNEL ELLEN	1/21/2003	00163340000507	0016334	0000507
DAVIS JEFF B	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	\$225,425	\$185,300	\$410,725	\$410,725
2024	\$225,425	\$185,300	\$410,725	\$410,725
2023	\$212,331	\$205,300	\$417,631	\$417,631
2022	\$140,553	\$205,255	\$345,808	\$345,808
2021	\$125,387	\$205,255	\$330,642	\$330,642
2020	\$128,327	\$180,000	\$308,327	\$308,327

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.