



**Address:** [3402 SPRING WILLOW DR](#)  
**City:** GRAPEVINE  
**Georeference:** 8519-4-15  
**Subdivision:** COUNTRYSIDE ESTATES ADDITION  
**Neighborhood Code:** 3C030L

**Latitude:** 32.8909630673  
**Longitude:** -97.1204008937  
**TAD Map:** 2114-444  
**MAPSCO:** TAR-040H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COUNTRYSIDE ESTATES  
ADDITION Block 4 Lot 15

**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:** 1985

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS, INC (00344)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04782577

**Site Name:** COUNTRYSIDE ESTATES ADDITION-4-15

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,680

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,672

**Land Acres<sup>\*</sup>:** 0.1761

**Pool:** N

<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:**

WFAA PROPERTIES LP

**Primary Owner Address:**

720 N INDUSTRIAL BLVD  
EULESS, TX 76039-7495

**Deed Date:** 11/15/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212291252](#)

| Previous Owners               | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| ALLEN WALTRAUD                | 12/22/2008 | <a href="#">D209000096</a> | 0000000     | 0000000   |
| ALLEN ROBERT S;ALLEN WALTRAUD | 11/18/1998 | 00135330000231             | 0013533     | 0000231   |
| JACKSON KAY;JACKSON NEIL S    | 7/29/1992  | 00107250001655             | 0010725     | 0001655   |
| SMITH COLETTE J;SMITH JOHN V  | 9/4/1985   | 00082960001383             | 0008296     | 0001383   |
| LANDMARK ENT CORP             | 12/7/1984  | 00080270001094             | 0008027     | 0001094   |
| MID CITIES DEVELOPMENT CO     | 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 | \$281,950          | \$88,050    | \$370,000    | \$370,000                    |
| 2024 | \$303,950          | \$88,050    | \$392,000    | \$392,000                    |
| 2023 | \$303,950          | \$88,050    | \$392,000    | \$392,000                    |
| 2022 | \$231,950          | \$88,050    | \$320,000    | \$320,000                    |
| 2021 | \$204,128          | \$80,000    | \$284,128    | \$284,128                    |
| 2020 | \$195,000          | \$80,000    | \$275,000    | \$275,000                    |

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.