



**Address:** [3305 SPRINDELTREE DR](#)  
**City:** GRAPEVINE  
**Georeference:** 8519-7-7  
**Subdivision:** COUNTRYSIDE ESTATES ADDITION  
**Neighborhood Code:** 3C030L

**Latitude:** 32.8916789469  
**Longitude:** -97.117364576  
**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 7 Lot 7

**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:** 1987

**Personal Property Account:** N/A

**Agent:** GILL DENSON & COMPANY LLC (12107)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$515,000

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

**Site Number:** 04783689

**Site Name:** COUNTRYSIDE ESTATES ADDITION-7-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,662

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,894

**Land Acres<sup>\*</sup>:** 0.1812

**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:**

QUINN CHARLES  
QUINN JOHANNA

**Primary Owner Address:**

3305 SPENDELTREE DR  
GRAPEVINE, TX 76051

**Deed Date:** 2/8/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224022861](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUMFUZZLE LLC-SERIES 3	9/8/2020	<a href="#">D220246832</a>		
HEPPENSTALL KARI;HEPPENSTALL RICHARD	6/27/2013	<a href="#">D213175675</a>	0000000	0000000
BANK OF AMERICA NA	11/6/2012	<a href="#">D212279368</a>	0000000	0000000
LANGSTON DARRYL;LANGSTON REBEKAH	7/20/2007	<a href="#">D207258034</a>	0000000	0000000
HOFFER DAVID;HOFFER PATTY ROACH	1/28/1988	00091890000037	0009189	0000037
DREES COMPANY THE	7/24/1987	000904200000056	0009042	0000056
COUNTRYSIDE ESTATES CORP	10/24/1984	000798900000480	0007989	0000480
MID CITIES DEVELOPMENT CO	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	\$424,400	\$90,600	\$515,000	\$515,000
2024	\$424,400	\$90,600	\$515,000	\$515,000
2023	\$436,567	\$90,600	\$527,167	\$527,167
2022	\$329,327	\$90,600	\$419,927	\$419,927
2021	\$285,794	\$80,000	\$365,794	\$365,794
2020	\$269,660	\$80,000	\$349,660	\$349,660

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.