



**Address:** [3318 KNOB OAK DR](#)  
**City:** GRAPEVINE  
**Georeference:** 8519-7-13  
**Subdivision:** COUNTRYSIDE ESTATES ADDITION  
**Neighborhood Code:** 3C030L

**Latitude:** 32.89129912  
**Longitude:** -97.1180650098  
**TAD Map:** 2114-444  
**MAPSCO:** TAR-040H



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

## PROPERTY DATA

**Legal Description:** COUNTRYSIDE ESTATES  
ADDITION Block 7 Lot 13

**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:** 1986

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 04783743

**Site Name:** COUNTRYSIDE ESTATES ADDITION-7-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,349

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,968

**Land Acres<sup>\*</sup>:** 0.1829

**Pool:** Y

<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:**

HPA US1 LLC

**Primary Owner Address:**

120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

**Deed Date:** 4/28/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223076991](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HPA JV TEXAS SUBSIDIARY 2019-1 ML LLC	1/29/2019	<a href="#">D219024399</a>		
HP TEXAS I LLC DBA HPA TX LLC	8/3/2018	<a href="#">D218173921</a>		
OPENDOOR PROPERTY D LLC	4/12/2018	<a href="#">D218082311</a>		
NELSON ANNE MARIE;NELSON PAUL	12/29/2006	<a href="#">D207014119</a>	0000000	0000000
NELSON PAUL A	3/26/1999	00137350000156	0013735	0000156
TAYMAN DIANE;TAYMAN MARTIN E	10/22/1993	00113160000278	0011316	0000278
BRANDT DWIGHT M;BRANDT LISA C	1/6/1992	00104970000259	0010497	0000259
ITZ VERNON D	12/29/1986	00088000002193	0008800	0002193
COUNTRYSIDE ESTATES CORP	4/25/1985	00081610001014	0008161	0001014
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	\$315,556	\$91,450	\$407,006	\$407,006
2024	\$384,550	\$91,450	\$476,000	\$476,000
2023	\$382,998	\$91,450	\$474,448	\$474,448
2022	\$303,860	\$91,450	\$395,310	\$395,310
2021	\$270,857	\$80,000	\$350,857	\$350,857
2020	\$270,857	\$80,000	\$350,857	\$350,857

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

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## Tarrant Appraisal District Property Information | PDF

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.