



**Address:** [3309 KNOB OAK DR](#)  
**City:** GRAPEVINE  
**Georeference:** 8519-8-11  
**Subdivision:** COUNTRYSIDE ESTATES ADDITION  
**Neighborhood Code:** 3C030L

**Latitude:** 32.8908952821  
**Longitude:** -97.1175695364  
**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 8 Lot 11

**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)

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

**Notice Value:** \$511,244

**Protest Deadline Date:** 5/15/2025

**Site Number:** 04783905

**Site Name:** COUNTRYSIDE ESTATES ADDITION-8-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,221

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,193

**Land Acres<sup>\*</sup>:** 0.1651

**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:**

PERALES THOMAS  
PERALES ALYSIA

**Primary Owner Address:**

3309 KNOB OAK DR  
GRAPEVINE, TX 76051-6511

**Deed Date:** 5/31/2001

**Deed Volume:** 0014938

**Deed Page:** 0000027

**Instrument:** 00149380000027

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRENTICE CESSFORD;PRENTICE REBECC	10/4/1993	00112710000397	0011271	0000397
SNEDDEN CHEST J JR;SNEDDEN ROBERTA	9/12/1986	00086820000642	0008682	0000642
LANDMARK ENTERPRISES CORP	6/25/1986	00085910000401	0008591	0000401
LANDMARK ENTERPRISES DEV CORP	7/5/1985	00082340001118	0008234	0001118
LANDMARK ENTERPRISES CORP	4/4/1985	00081410001996	0008141	0001996
COUNTRYSIDE ESTATES CORP	2/27/1985	00081020002126	0008102	0002126
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	\$428,694	\$82,550	\$511,244	\$468,512
2024	\$428,694	\$82,550	\$511,244	\$425,920
2023	\$373,066	\$82,550	\$455,616	\$387,200
2022	\$307,178	\$82,550	\$389,728	\$352,000
2021	\$240,000	\$80,000	\$320,000	\$320,000
2020	\$240,000	\$80,000	\$320,000	\$320,000

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

- 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.