



**Address:** [3305 KNOB OAK DR](#)  
**City:** GRAPEVINE  
**Georeference:** 8519-8-12  
**Subdivision:** COUNTRYSIDE ESTATES ADDITION  
**Neighborhood Code:** 3C030L

**Latitude:** 32.8909192996  
**Longitude:** -97.1173382824  
**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 12

**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:** 1988

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$567,838

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

**Site Number:** 04783913

**Site Name:** COUNTRYSIDE ESTATES ADDITION-8-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,254

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,068

**Land Acres<sup>\*</sup>:** 0.1852

**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:**

YU JINZHU  
XIE XIAODAN

**Primary Owner Address:**

3305 KNOB OAK DR  
GRAPEVINE, TX 76051

**Deed Date:** 7/31/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224135658](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYNCH MICHAEL VAN;LYNCH OLIVA	7/26/2024	<a href="#">D224132108</a>		
KNOB OAK LLC	2/21/2024	<a href="#">D224030294</a>		
LYNCH MICHAEL VAN;LYNCH OLIVIA	1/12/2017	<a href="#">D217012173</a>		
WAGNER BRYON	8/31/2011	<a href="#">D211221852</a>	0000000	0000000
RISLEY TOM	12/14/2004	<a href="#">D204390043</a>	0000000	0000000
RISLEY TOM	12/14/2004	000000000000000	0000000	0000000
GOOD R ELIZABETH	9/9/1997	00129120000212	0012912	0000212
GOOD CLARK E;GOOD R ELIZABETH	3/23/1989	00095500001531	0009550	0001531
DREES HOMES CO INC	11/11/1987	00091400000710	0009140	0000710
MONARCH HOMES INC	6/11/1985	00082080000958	0008208	0000958
COUNTRYSIDE ESTATES CORP	3/27/1985	00081300001510	0008130	0001510
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	\$475,238	\$92,600	\$567,838	\$567,838
2024	\$475,238	\$92,600	\$567,838	\$483,999
2023	\$482,464	\$92,600	\$575,064	\$439,999
2022	\$307,399	\$92,600	\$399,999	\$399,999
2021	\$319,999	\$80,000	\$399,999	\$399,999
2020	\$319,999	\$80,000	\$399,999	\$399,999

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

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- 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.