



Address: [4205 RUSTIC DR](#)
City: GRAPEVINE
Georeference: 8519-10-2
Subdivision: COUNTRYSIDE ESTATES ADDITION
Neighborhood Code: 3C030L

Latitude: 32.8892153169
Longitude: -97.1166663813
TAD Map: 2114-444
MAPSCO: TAR-040M



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

PROPERTY DATA

Legal Description: COUNTRYSIDE ESTATES
ADDITION Block 10 Lot 2

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

Protest Deadline Date: 5/24/2024

Site Number: 04784820

Site Name: COUNTRYSIDE ESTATES ADDITION-10-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,004

Percent Complete: 100%

Land Sqft^{*}: 10,278

Land Acres^{*}: 0.2359

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MANUPPELLI DAN
MANUPPELLI MICHELLE

Primary Owner Address:

4205 RUSTIC DR
GRAPEVINE, TX 76051

Deed Date: 9/16/2022

Deed Volume:

Deed Page:

Instrument: [D222229850](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIELSON KIERSTEN;NIELSON TAYLOR	7/20/2017	D217165773		
HOWARD KIM	5/8/2001	00148790000385	0014879	0000385
JENSON MARY BETH;JENSON RON	10/29/1999	00140790000381	0014079	0000381
KNIGHT ANDREW;KNIGHT SHARI L	3/15/1996	00123000000005	0012300	0000005
PRUDENTIAL RES SERV LTD	3/12/1996	00123000000001	0012300	0000001
CARROLL PAMELA;CARROLL WILLIAM A	8/24/1992	00010950000802	0001095	0000802
EASTMOND JOHN L;EASTMOND JUDY ROS	4/14/1989	00095700000209	0009570	0000209
WEEKLEY HOMES INC	10/14/1988	00094100002196	0009410	0002196
MIKE SANDLIN HOMES INC	10/13/1988	00094100002190	0009410	0002190
ROUSSEL ETIENEE	2/27/1985	00081020002138	0008102	0002138
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 ⁺
2025	\$514,333	\$118,000	\$632,333	\$632,333
2024	\$514,333	\$118,000	\$632,333	\$632,333
2023	\$486,517	\$118,000	\$604,517	\$604,517
2022	\$353,659	\$118,000	\$471,659	\$415,366
2021	\$297,605	\$80,000	\$377,605	\$377,605
2020	\$297,605	\$80,000	\$377,605	\$377,605

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.