



**Address:** [4241 RUSTIC DR](#)  
**City:** GRAPEVINE  
**Georeference:** 8519-10-11  
**Subdivision:** COUNTRYSIDE ESTATES ADDITION  
**Neighborhood Code:** 3C030L

**Latitude:** 32.8874868487  
**Longitude:** -97.1166617829  
**TAD Map:** 2114-444  
**MAPSCO:** TAR-040M



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 10 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:** 1990

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$532,188

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

**Site Number:** 04784936

**Site Name:** COUNTRYSIDE ESTATES ADDITION-10-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,970

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,727

**Land Acres<sup>\*</sup>:** 0.2233

**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:**

OAXACA FAMILY TRUST

**Primary Owner Address:**

4241 RUSTIC DR  
GRAPEVINE, TX 76051-6537

**Deed Date:** 7/27/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216227136](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OAXACA CECILIA I;OAXACA JOSE I	2/26/1992	00105470000458	0010547	0000458
MIKE SANDLIN HOMES INC	1/15/1988	00091800000449	0009180	0000449
VERMEERSCH CHRISTIANE	2/28/1984	00077550000400	0007755	0000400
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	\$388,350	\$111,650	\$500,000	\$453,871
2024	\$420,538	\$111,650	\$532,188	\$412,610
2023	\$398,976	\$111,650	\$510,626	\$375,100
2022	\$300,996	\$111,650	\$412,646	\$341,000
2021	\$230,000	\$80,000	\$310,000	\$310,000
2020	\$230,000	\$80,000	\$310,000	\$310,000

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.