



**Address:** [4245 RUSTIC DR](#)  
**City:** GRAPEVINE  
**Georeference:** 8519-10-12  
**Subdivision:** COUNTRYSIDE ESTATES ADDITION  
**Neighborhood Code:** 3C030L

**Latitude:** 32.8873139686  
**Longitude:** -97.1166197711  
**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 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:** 1993

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 04784944

**Site Name:** COUNTRYSIDE ESTATES ADDITION-10-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,718

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,022

**Land Acres<sup>\*</sup>:** 0.1612

**Pool:** N

<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:**

TEXAS MT PROPERTIES LLC SERIES RUSTIC

**Primary Owner Address:**

4169 HEARTSTONE DR  
GRAPEVINE, TX 76051

**Deed Date:** 8/16/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222229593](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEXAS MT PROPERTIES LLC	7/12/2017	<a href="#">D217161683</a>		
TRIPP MICHAEL;TRIPP SHARON	4/7/2003	00166130000321	0016613	0000321
DILLARD MICHELLE;DILLARD TONY	11/15/1999	00141050000561	0014105	0000561
KASPER CINDY JUNE	12/29/1993	00114100000036	0011410	0000036
GSM CORP	9/10/1993	00113170001770	0011317	0001770
VERMEERSCH CHRISTINE	9/9/1993	00113170001767	0011317	0001767
MIKE SANDLIN HOMES INC	1/15/1988	00091800000449	0009180	0000449
VERMEERSCH CHRISTIANE	4/9/1985	00081440000634	0008144	0000634
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	\$364,344	\$80,600	\$444,944	\$444,944
2024	\$364,344	\$80,600	\$444,944	\$444,944
2023	\$344,735	\$80,600	\$425,335	\$425,335
2022	\$260,380	\$80,600	\$340,980	\$340,980
2021	\$226,115	\$80,000	\$306,115	\$306,115
2020	\$224,418	\$80,000	\$304,418	\$304,418

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

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.