



Address: [3318 CLEARFIELD DR](#)
City: GRAPEVINE
Georeference: 8519-10-26
Subdivision: COUNTRYSIDE ESTATES ADDITION
Neighborhood Code: 3C030L

Latitude: 32.8867197012
Longitude: -97.1176338754
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 26

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: 1989

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$765,987

Protest Deadline Date: 5/24/2024

Site Number: 04785096

Site Name: COUNTRYSIDE ESTATES ADDITION-10-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,724

Percent Complete: 100%

Land Sqft^{*}: 8,501

Land Acres^{*}: 0.1951

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WINKLER LAWRENCE
WINKLER KATHRYN

Primary Owner Address:

3318 CLEARFIELD DR
GRAPEVINE, TX 76051-6542

Deed Date: 9/26/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211235892](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARENDT CAROLYN J;ARENDT STEVEN	8/22/2005	D205252283	0000000	0000000
BACK ROBERT HARRY	2/2/1998	D205252282	0000000	0000000
BACK DIANE L;BACK ROBERT H	8/24/1989	00096840001188	0009684	0001188
DREES CO	2/28/1989	00095280000473	0009528	0000473
GRADEVCO INC	8/2/1985	00095280000000	0009528	0000000
VEREECKE ANNIE	9/19/1984	00079540001154	0007954	0001154
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	\$668,387	\$97,600	\$765,987	\$650,059
2024	\$668,387	\$97,600	\$765,987	\$590,963
2023	\$529,595	\$97,600	\$627,195	\$537,239
2022	\$416,400	\$97,600	\$514,000	\$488,399
2021	\$363,999	\$80,000	\$443,999	\$443,999
2020	\$364,000	\$80,000	\$444,000	\$444,000

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.