



Address: [3412 ROLLING HILLS LN](#)
City: GRAPEVINE
Georeference: 35033-1-2
Subdivision: ROLLING LANE ADDITION
Neighborhood Code: 3C030A

Latitude: 32.8988960332
Longitude: -97.1230911126
TAD Map: 2114-448
MAPSCO: TAR-040D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROLLING LANE ADDITION
Block 1 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: 1983

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$1,152,326

Protest Deadline Date: 5/24/2024

Site Number: 04852753

Site Name: ROLLING LANE ADDITION-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,467

Percent Complete: 100%

Land Sqft^{*}: 42,147

Land Acres^{*}: 0.9675

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:

BOOKBINDER ERIC B
GOODFELLOW KALI E

Primary Owner Address:

3412 ROLLING HILLS LN
GRAPEVINE, TX 76051

Deed Date: 9/13/2019

Deed Volume:

Deed Page:

Instrument: [D219235317 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BADDAKER DONNA;BADDAKER JAMES R	5/31/1985	00082020001658	0008202	0001658
BRIGGS KATHERINE E	10/30/1984	00079930000461	0007993	0000461
EDEN BOBBY F	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 ⁺
2025	\$315,865	\$455,210	\$771,075	\$771,075
2024	\$570,940	\$320,140	\$891,080	\$696,379
2023	\$417,640	\$320,140	\$737,780	\$633,072
2022	\$261,220	\$320,140	\$581,360	\$575,520
2021	\$232,920	\$290,280	\$523,200	\$523,200
2020	\$232,920	\$290,280	\$523,200	\$523,200

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.