



**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<sup>+++</sup>:** 3,467

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 42,147

**Land Acres<sup>\*</sup>:** 0.9675

**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:**

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 <sup>+</sup>
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.