



Address: [3200 OAK TREE LN](#)
City: GRAPEVINE
Georeference: 47313--20
Subdivision: WINDMILL ESTATES ADDN (GPV)
Neighborhood Code: 3C031K

Latitude: 32.9046984618
Longitude: -97.122017964
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: WINDMILL ESTATES ADDN
(GPV) Lot 20

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: 1984

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$612,669

Protest Deadline Date: 5/24/2024

Site Number: 05156297

Site Name: WINDMILL ESTATES ADDN (GPV)-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,501

Percent Complete: 100%

Land Sqft^{*}: 11,465

Land Acres^{*}: 0.2632

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

RILEY NICHOLAS

Primary Owner Address:

3200 OAKTREE LN
GRAPEVINE, TX 76051

Deed Date: 9/8/2020

Deed Volume:

Deed Page:

Instrument: [D220279527](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RILEY ANDREA;RILEY NICHOLAS	7/2/2019	D219144386		
CLARNER MATTHEW	4/14/2010	D210094130	0000000	0000000
WILLOUGHBY EARL K;WILLOUGHBY LINDA	1/19/1989	00094940000557	0009494	0000557
KEEHN GERALD D;KEEHN MICHAEL	6/3/1985	00082050000087	0008205	0000087
MBA HOMES INC	8/20/1984	00079260000707	0007926	0000707
CHRIS LOTT CUSTOM BUILDERS	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	\$481,069	\$131,600	\$612,669	\$541,775
2024	\$481,069	\$131,600	\$612,669	\$492,523
2023	\$480,851	\$131,600	\$612,451	\$447,748
2022	\$275,444	\$131,600	\$407,044	\$407,044
2021	\$327,040	\$78,960	\$406,000	\$406,000
2020	\$315,150	\$78,960	\$394,110	\$394,110

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.