



**Address:** [812 TRAIL EDGE DR](#)  
**City:** GRAPEVINE  
**Georeference:** 14218-1-2  
**Subdivision:** FOREST LAKE ADDN-GRAPEVINE  
**Neighborhood Code:** 3G010M

**Latitude:** 32.947669668  
**Longitude:** -97.0879488195  
**TAD Map:** 2126-464  
**MAPSCO:** TAR-027G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FOREST LAKE ADDN-  
GRAPEVINE 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:** 1996

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05162300

**Site Name:** FOREST LAKE ADDN-GRAPEVINE-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,002

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,242

**Land Acres<sup>\*</sup>:** 0.1662

**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:**

MARTINEZ FAMILY TRUST

**Primary Owner Address:**

812 TRAIL EDGE DR  
GRAPEVINE, TX 76051

**Deed Date:** 4/29/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225079453](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTINEZ GINGER;MARTINEZ JESUS	11/13/2003	<a href="#">D203434189</a>	0000000	0000000
WOOD CHRISTINE ABBOTT;WOOD MARK	12/16/1996	00126150001647	0012615	0001647
KEAFFABER INC	1/29/1996	00122480001255	0012248	0001255
VISTA PARTNERS	9/21/1993	00112450002177	0011245	0002177
BRAEWOOD DEVELOPMENT CORP	7/24/1985	00084640000750	0008464	0000750
FOREST LAKE JOINT VENTURE	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	\$368,000	\$85,000	\$453,000	\$453,000
2024	\$368,000	\$85,000	\$453,000	\$453,000
2023	\$390,500	\$75,000	\$465,500	\$437,268
2022	\$359,366	\$50,000	\$409,366	\$397,516
2021	\$311,378	\$50,000	\$361,378	\$361,378
2020	\$297,896	\$50,000	\$347,896	\$347,896

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.