



**Address:** [1206 CIRCLE VIEW CT](#)  
**City:** GRAPEVINE  
**Georeference:** 14218-1-17  
**Subdivision:** FOREST LAKE ADDN-GRAPEVINE  
**Neighborhood Code:** 3G010M

**Latitude:** 32.9479347637  
**Longitude:** -97.0886865154  
**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 17

**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:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$351,000

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

**Site Number:** 05162467

**Site Name:** FOREST LAKE ADDN-GRAPEVINE-1-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,346

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,326

**Land Acres<sup>\*</sup>:** 0.1681

**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:**

KARLSEN KRISTEN D

**Primary Owner Address:**

1206 CIRCLE VIEW CT  
GRAPEVINE, TX 76051

**Deed Date:** 9/5/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219230303](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARDER MARJORIE;WARDER RICHARD	8/3/2009	<a href="#">D20921500</a>	0000000	0000000
CRISI JENNIFER L;CRISI PETER A	8/20/2003	<a href="#">D203322049</a>	0017130	0000089
EMMER DANIEL PATRICK	6/8/1992	00106700002065	0010670	0002065
MANNO COLLEEN BETH	5/2/1986	00085340000616	0008534	0000616
BRAEWOOD DEV CORP	5/9/1985	00081770000246	0008177	0000246
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	\$247,000	\$85,000	\$332,000	\$332,000
2024	\$266,000	\$85,000	\$351,000	\$326,118
2023	\$260,016	\$75,000	\$335,016	\$296,471
2022	\$267,800	\$50,000	\$317,800	\$269,519
2021	\$195,017	\$50,000	\$245,017	\$245,017
2020	\$196,578	\$50,000	\$246,578	\$246,578

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.