



**Address:** [3025 THOMAS CT](#)  
**City:** GRAPEVINE  
**Georeference:** 17398-1-12  
**Subdivision:** HARWELL ADDITION-GRAPEVINE  
**Neighborhood Code:** 3S400I

**Latitude:** 32.9605113956  
**Longitude:** -97.1138370605  
**TAD Map:** 2114-468  
**MAPSCO:** TAR-013W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HARWELL ADDITION-  
GRAPEVINE Block 1 Lot 12

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$464,917

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

**Site Number:** 05492335

**Site Name:** HARWELL ADDITION-GRAPEVINE-1-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,617

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,955

**Land Acres<sup>\*</sup>:** 0.1826

**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:**

DATO NANCY EAKIN

**Primary Owner Address:**

3025 THOMAS CT  
GRAPEVINE, TX 76051-4768

**Deed Date:** 3/5/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212168527](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLAIR JACK EST	8/12/2008	<a href="#">D208327496</a>	0000000	0000000
LAYTON WALTER R	12/13/2007	<a href="#">D208327495</a>	0000000	0000000
LAYTON JOY;LAYTON WALTER R	2/22/1999	00136860000061	0013686	0000061
BOOTHE FRED L	9/30/1997	001293000000328	0012930	0000328
WAYLES CHRISTINE J;WAYLES SCOTT	3/12/1992	001056300000586	0010563	0000586
KELLEY GEORGIA A	11/29/1984	000801900000862	0008019	0000862
HARWELL ALBERT E ETAL	1/1/1984	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	\$327,967	\$136,950	\$464,917	\$424,045
2024	\$327,967	\$136,950	\$464,917	\$385,495
2023	\$315,322	\$136,950	\$452,272	\$350,450
2022	\$227,291	\$91,300	\$318,591	\$318,591
2021	\$213,700	\$91,300	\$305,000	\$305,000
2020	\$197,830	\$82,170	\$280,000	\$280,000

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.