



Address: [2940 CHRIS LN](#)
City: GRAPEVINE
Georeference: 17398-2-1
Subdivision: HARWELL ADDITION-GRAPEVINE
Neighborhood Code: 3S400I

Latitude: 32.9619639407
Longitude: -97.1137644507
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 2 Lot 1

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: \$454,079

Protest Deadline Date: 5/24/2024

Site Number: 05492475

Site Name: HARWELL ADDITION-GRAPEVINE-2-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,593

Percent Complete: 100%

Land Sqft^{*}: 7,648

Land Acres^{*}: 0.1755

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:

EAKINS ADAM

Primary Owner Address:

2940 CHRIS LN
GRAPEVINE, TX 76051-4766

Deed Date: 4/29/2004

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D204131995](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------|-------------|-----------|
| HAZEL JOSEPH L;HAZEL PAMELA A | 1/24/1997 | 00126590000081 | 0012659 | 0000081 |
| SWOFFORD LISA J | 4/12/1994 | 00115430002397 | 0011543 | 0002397 |
| BROOKS GERALD W;BROOKS KATHERINE A | 6/10/1993 | 00111080000828 | 0011108 | 0000828 |
| BROOKS BRYAN W;BROOKS JUNE F | 10/28/1985 | 00083520000970 | 0008352 | 0000970 |
| LARRY INGRAM CUSTOM BLDG INC | 3/1/1985 | 00081040002234 | 0008104 | 0002234 |
| HARWELL ALBERT E ETAL | 1/1/1984 | 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 | \$322,379 | \$131,700 | \$454,079 | \$419,212 |
| 2024 | \$322,379 | \$131,700 | \$454,079 | \$381,102 |
| 2023 | \$309,989 | \$131,700 | \$441,689 | \$346,456 |
| 2022 | \$227,160 | \$87,800 | \$314,960 | \$314,960 |
| 2021 | \$229,007 | \$87,800 | \$316,807 | \$312,232 |
| 2020 | \$204,827 | \$79,020 | \$283,847 | \$283,847 |

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.