

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 05492572

Address: 2904 CHRIS LN

City: GRAPEVINE

**Georeference:** 17398-2-10

Subdivision: HARWELL ADDITION-GRAPEVINE

Neighborhood Code: 3S4001

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

## PROPERTY DATA

Legal Description: HARWELL ADDITION-

**GRAPEVINE Block 2 Lot 10** 

Jurisdictions:

CITY OF GRAPEVINE (011) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

CARROLL ISD (919)

State Code: A Year Built: 1988

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$627,546

Protest Deadline Date: 5/24/2024

Site Number: 05492572

Site Name: HARWELL ADDITION-GRAPEVINE-2-10

Site Class: A1 - Residential - Single Family

Latitude: 32.9611136133

**TAD Map:** 2114-468 **MAPSCO:** TAR-013W

Longitude: -97.1124413546

Parcels: 1

Approximate Size+++: 1,785
Percent Complete: 100%

Land Sqft\*: 13,462 Land Acres\*: 0.3090

Pool: N

+++ Rounded.

### OWNER INFORMATION

**Current Owner:** 

BOWLIN BRUCE BOWLIN NATALIE

**Primary Owner Address:** 

2904 CHRIS LN

GRAPEVINE, TX 76051

Deed Date: 8/13/2021

Deed Volume:

Deed Page:

Instrument: D221241764

08-05-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



| Previous Owners                     | Date      | Instrument     | Deed Volume | Deed Page |
|-------------------------------------|-----------|----------------|-------------|-----------|
| LOUKAS DEMETRIUS F;LOUKAS JANIS     | 3/23/2012 | D212078605     | 0000000     | 0000000   |
| STEVENS KIMBERLY                    | 8/19/2010 | D210205410     | 0000000     | 0000000   |
| STEVENS K A;STEVENS WAYNE L JR      | 3/29/2004 | D204101297     | 0000000     | 0000000   |
| WITWER BETH A;WITWER DAVID J        | 8/14/1997 | 00128810000290 | 0012881     | 0000290   |
| LEICH THELMA                        | 6/16/1995 | 00120020000924 | 0012002     | 0000924   |
| TAYLOR CHERYL;TAYLOR JAMES A        | 2/19/1993 | 00110410000034 | 0011041     | 0000034   |
| NAVRKAL DOLORES PETRULO;NAVRKAL JIM | 2/24/1989 | 00095250000519 | 0009525     | 0000519   |
| R A POWELL BUILDERS INC             | 12/8/1988 | 00094770002142 | 0009477     | 0002142   |
| INGRAM KATHERINE S                  | 10/6/1988 | 00094030000889 | 0009403     | 0000889   |
| LARRY INGRAM CUSTOM BLDG INC        | 8/23/1985 | 00082860001498 | 0008286     | 0001498   |
| 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.

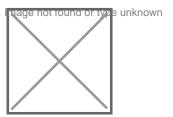
| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$395,796          | \$231,750   | \$627,546    | \$575,715        |
| 2024 | \$395,796          | \$231,750   | \$627,546    | \$523,377        |
| 2023 | \$380,381          | \$231,750   | \$612,131    | \$475,797        |
| 2022 | \$278,043          | \$154,500   | \$432,543    | \$432,543        |
| 2021 | \$280,233          | \$154,500   | \$434,733    | \$434,733        |
| 2020 | \$250,318          | \$139,050   | \$389,368    | \$389,368        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

# **EXEMPTIONS / SPECIAL APPRAISAL**

08-05-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

08-05-2025 Page 3