



**Address:** [2701 VALLEYWOOD DR](#)  
**City:** GRAPEVINE  
**Georeference:** 25585-2-8  
**Subdivision:** MEADOWS ADDITION, THE-GRPVINE  
**Neighborhood Code:** 3C030P

**Latitude:** 32.889849638  
**Longitude:** -97.1084718888  
**TAD Map:** 2120-444  
**MAPSCO:** TAR-041E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MEADOWS ADDITION, THE-  
GRPVINE Block 2 Lot 8

**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:** 1988

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$487,812

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

**Site Number:** 05606187

**Site Name:** MEADOWS ADDITION, THE-GRPVINE-2-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,564

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,223

**Land Acres<sup>\*</sup>:** 0.1887

**Pool:** Y

<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:**

NICHOLS MARGARET CHEREE

**Primary Owner Address:**

2701 VALLEYWOOD DR  
GRAPEVINE, TX 76051-6571

**Deed Date:** 7/30/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210189149](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PENZES PAISLEY	10/21/2004	00000000000000	0000000	0000000
PENZES ATTILA T EST	8/16/2002	00159130000086	0015913	0000086
NICKERSON ELOISE;NICKERSON GREGORY	7/1/1988	00093160002349	0009316	0002349
UNITED HOMECRAFT CORP	2/25/1988	00092010002030	0009201	0002030
WRIGHT JOE L	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 <sup>+</sup>
2025	\$393,412	\$94,400	\$487,812	\$476,949
2024	\$393,412	\$94,400	\$487,812	\$433,590
2023	\$396,320	\$94,400	\$490,720	\$394,173
2022	\$346,622	\$94,400	\$441,022	\$358,339
2021	\$281,920	\$55,000	\$336,920	\$325,763
2020	\$335,941	\$55,000	\$390,941	\$296,148

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.