07-11-2025

**Current Owner:** NICHOLS MARGARET CHEREE

+++ Rounded.

**Primary Owner Address:** 2701 VALLEYWOOD DR GRAPEVINE, TX 76051-6571

**OWNER INFORMATION** 

Deed Date: 7/30/2010 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D210189149

# **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

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

## Site Number: 05606187 Site Name: MEADOWS ADDITION, THE-GRPVINE-2-8 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,564 Percent Complete: 100% Land Sqft\*: 8,223 Land Acres<sup>\*</sup>: 0.1887 Pool: Y

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

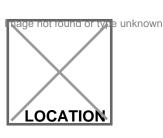
**Tarrant Appraisal District** Property Information | PDF Account Number: 05606187

### Address: 2701 VALLEYWOOD DR

**City: GRAPEVINE** Georeference: 25585-2-8 Subdivision: MEADOWS ADDITION, THE-GRPVINE Neighborhood Code: 3C030P

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



	Previous Owners	Date	Instrument	Deed Volume	Deed Page
	PENZES PAISLEY	10/21/2004	000000000000000000000000000000000000000	000000	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	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
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.