



Address: [2706 VALLEYWOOD DR](#)
City: GRAPEVINE
Georeference: 25585-2-21
Subdivision: MEADOWS ADDITION, THE-GRPVINE
Neighborhood Code: 3C030P

Latitude: 32.8915551303
Longitude: -97.1095131959
TAD Map: 2114-444
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 21

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: 1986

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$517,897

Protest Deadline Date: 5/24/2024

Site Number: 05606586

Site Name: MEADOWS ADDITION, THE-GRPVINE-2-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,622

Percent Complete: 100%

Land Sqft^{*}: 10,330

Land Acres^{*}: 0.2371

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

QUINTANA MICHELLE

Primary Owner Address:

2706 VALLEYWOOD DR
GRAPEVINE, TX 76051

Deed Date: 9/30/2014

Deed Volume:

Deed Page:

Instrument: [D214217618](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUFT FREDERICK K EST	1/12/2011	D211079010	0000000	0000000
LUFT FREDERICK;LUFT LAURA BENDER	6/8/2007	D207222970	0000000	0000000
VIBBARD MARY J	4/2/1991	00102180001723	0010218	0001723
VIBBARD E DAVID;VIBBARD MARY	4/17/1986	00085200000983	0008520	0000983
MCDOWELL CONSOLIDATED INC	1/21/1986	00084330001043	0008433	0001043
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 ⁺
2025	\$399,347	\$118,550	\$517,897	\$473,912
2024	\$399,347	\$118,550	\$517,897	\$430,829
2023	\$402,350	\$118,550	\$520,900	\$391,663
2022	\$352,586	\$118,550	\$471,136	\$356,057
2021	\$287,711	\$55,000	\$342,711	\$323,688
2020	\$290,000	\$55,000	\$345,000	\$294,262

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.