



**Address:** [2705 GREENBRIAR CT](#)  
**City:** GRAPEVINE  
**Georeference:** 25585-2-27  
**Subdivision:** MEADOWS ADDITION, THE-GRPVINE  
**Neighborhood Code:** 3C030P

**Latitude:** 32.8917535716  
**Longitude:** -97.1092507744  
**TAD Map:** 2114-444  
**MAPSCO:** TAR-041E



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

## PROPERTY DATA

**Legal Description:** MEADOWS ADDITION, THE-  
GRPVINE Block 2 Lot 27

**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:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 05606675

**Site Name:** MEADOWS ADDITION, THE-GRPVINE-2-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,460

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,783

**Land Acres<sup>\*</sup>:** 0.2245

**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:**

GURUNG MOHAN  
BHAILA ANJANA SHRESTHA  
BHAILA JAYANDRA PRASAD

**Primary Owner Address:**

2705 GREENBRIAR CT  
GRAPEVINE, TX 76051

**Deed Date:** 3/17/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222073034](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	9/22/2021	<a href="#">D221278609</a>		
PERKINS JOSHUA	4/9/2014	<a href="#">D214080851</a>	0000000	0000000
MULLEN BRANDON;MULLEN CYNTHIA	11/26/2008	<a href="#">D208444837</a>	0000000	0000000
DRACHLER ROB;DRACHLER TONIA	11/27/2001	00152900000044	0015290	0000044
RODGERS BETHANY B;RODGERS RICHARD A	12/18/1996	00126160000608	0012616	0000608
DOUGLAS DEBRA;DOUGLAS JESSE	4/3/1990	00098900001168	0009890	0001168
BENJAMIN FRANKLIN FED SAV ASSN	11/7/1989	00097630001048	0009763	0001048
WEATHERS JOHNNY;WEATHERS STEPHANE	6/26/1987	00089980001611	0008998	0001611
MCDOWELL CONSOLIDATED INC	12/27/1985	00084100001295	0008410	0001295
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	\$251,106	\$112,300	\$363,406	\$363,406
2024	\$270,233	\$112,300	\$382,533	\$382,533
2023	\$302,549	\$112,300	\$414,849	\$414,849
2022	\$262,934	\$112,300	\$375,234	\$375,234
2021	\$215,377	\$55,000	\$270,377	\$254,076
2020	\$231,692	\$55,000	\$286,692	\$230,978

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

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## Tarrant Appraisal District Property Information | PDF

There are no exemptions for this property

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.