



**Address:** [4516 WESTCHASE CIR](#)  
**City:** GRAPEVINE  
**Georeference:** 15395-10-39  
**Subdivision:** GLADE CROSSING 1A & 1B  
**Neighborhood Code:** 3C100K

**Latitude:** 32.8873590446  
**Longitude:** -97.0881031134  
**TAD Map:** 2126-444  
**MAPSCO:** TAR-041L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GLADE CROSSING 1A & 1B  
Block 10 Lot 39

**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:** \$468,327  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05624789  
**Site Name:** GLADE CROSSING 1A & 1B-10-39  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,177  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,452  
**Land Acres<sup>\*</sup>:** 0.1940  
**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:**  
FACTOR LIVING TRUST  
**Primary Owner Address:**  
4516 WESTCHASE CIR  
GRAPEVINE, TX 76051

**Deed Date:** 2/1/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225046876](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FACTOR CAROL;FACTOR MITCHELL J	8/27/1994	000000000000000	0000000	0000000
FACTOR CAROL PERKINSON;FACTOR M J	10/29/1991	00104330000990	0010433	0000990
CHANDLER G CANTRELL;CHANDLER RAMAN	8/31/1990	00100330001304	0010033	0001304
BIRTH JAMES;BIRTH SHEILA	10/2/1986	000870300000007	0008703	0000007
WEEKLY HOME INC	3/25/1986	00084950000414	0008495	0000414
GLADE CROSSING DEV CORP	1/1/1984	000000000000000	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	\$371,327	\$97,000	\$468,327	\$468,327
2024	\$371,327	\$97,000	\$468,327	\$461,010
2023	\$375,869	\$97,000	\$472,869	\$419,100
2022	\$284,000	\$97,000	\$381,000	\$381,000
2021	\$306,000	\$75,000	\$381,000	\$362,670
2020	\$254,700	\$75,000	\$329,700	\$329,700

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.