



Address: [3803 HILLSIDE TR](#)
City: GRAPEVINE
Georeference: 46093-1-2
Subdivision: WESTERN OAKS (GRAPEVINE)
Neighborhood Code: 3C031L

Latitude: 32.9034496413
Longitude: -97.1066794594
TAD Map: 2120-448
MAPSCO: TAR-041A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN OAKS (GRAPEVINE)
Block 1 Lot 2

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: 1990

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05628970

Site Name: WESTERN OAKS (GRAPEVINE)-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,163

Percent Complete: 100%

Land Sqft^{*}: 45,377

Land Acres^{*}: 1.0417

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:

DAVISON BRETT
DAVISON PHANVISA

Primary Owner Address:

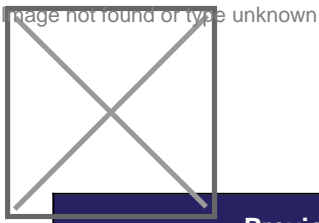
3803 HILLSIDE TR
GRAPEVINE, TX 76051

Deed Date: 4/16/2025

Deed Volume:

Deed Page:

Instrument: [D225068200](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SILVERLAKE PROPERTIES DESIGN LLC	2/22/2022	D222050000		
MCGRANE JOHN;MCGRANE NITJA	1/5/2009	D209006274	0000000	0000000
HADNOT CYNTHIA	4/27/2004	D204132069	0000000	0000000
ANDERSON BERNADIN;ANDERSON MARTIN	7/16/1990	00099850000911	0009985	0000911
BEAR CREEK BLDG CO INC	1/30/1990	00098280001705	0009828	0001705
TARFIVE INC	10/27/1988	00094280000361	0009428	0000361
WILDWOOD III JV	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	\$695,117	\$248,441	\$943,558	\$943,558
2024	\$695,117	\$248,441	\$943,558	\$943,558
2023	\$787,426	\$248,442	\$1,035,868	\$1,035,868
2022	\$581,006	\$248,441	\$829,447	\$829,447
2021	\$547,898	\$229,691	\$777,589	\$777,589
2020	\$534,181	\$229,691	\$763,872	\$742,287

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

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.