



Address: [3806 HILLSIDE TR](#)
City: GRAPEVINE
Georeference: 46093-2-3
Subdivision: WESTERN OAKS (GRAPEVINE)
Neighborhood Code: 3C031L

Latitude: 32.9023099487
Longitude: -97.106638359
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 2 Lot 3

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: \$576,069

Protest Deadline Date: 5/24/2024

Site Number: 05629586

Site Name: WESTERN OAKS (GRAPEVINE)-2-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,836

Percent Complete: 100%

Land Sqft^{*}: 8,853

Land Acres^{*}: 0.2032

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

VIDANA CANDELARIA
VIDANA JAMES

Primary Owner Address:

3806 HILLSIDE TR
GRAPEVINE, TX 76051-7126

Deed Date: 7/26/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212183276](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICE JONATHAN;RICE SANDRA	10/15/1998	00134720000430	0013472	0000430
KOLODKIN CHARLES;KOLODKIN WENDY	6/23/1992	00106840001490	0010684	0001490
LEONG FRANCIS;LEONG JEANNETTE	5/2/1988	00092560000568	0009256	0000568
BARFIELD BUILDING COMPANY	1/11/1988	00091690001184	0009169	0001184
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	\$474,469	\$101,600	\$576,069	\$576,069
2024	\$474,469	\$101,600	\$576,069	\$556,065
2023	\$472,108	\$101,600	\$573,708	\$505,514
2022	\$357,958	\$101,600	\$459,558	\$459,558
2021	\$360,777	\$60,960	\$421,737	\$421,737
2020	\$376,294	\$60,960	\$437,254	\$437,254

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.