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**Address:** [3812 SHADY MEADOW DR](#)  
**City:** GRAPEVINE  
**Georeference:** 46093-3-11  
**Subdivision:** WESTERN OAKS (GRAPEVINE)  
**Neighborhood Code:** 3C031L

**Latitude:** 32.9013881921  
**Longitude:** -97.1081138016  
**TAD Map:** 2120-448  
**MAPSCO:** TAR-041A



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

## PROPERTY DATA

**Legal Description:** WESTERN OAKS (GRAPEVINE)  
Block 3 Lot 11

**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:** \$643,836

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

**Site Number:** 05629780

**Site Name:** WESTERN OAKS (GRAPEVINE)-3-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,963

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,822

**Land Acres<sup>\*</sup>:** 0.2943

**Pool:** N

<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:**

EUBANKS NATHANIEL JR  
EUBANKS LEN

**Primary Owner Address:**

3812 SHADY MEADOW DR  
GRAPEVINE, TX 76051-7122

**Deed Date:** 11/23/1999

**Deed Volume:** 0010457

**Deed Page:** 0000679

**Instrument:** 00104570000679

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EUBANKS LENDA;EUBANKS NATHANIEL JR	11/26/1991	00104570000679	0010457	0000679
JONES ROBERT F	5/3/1988	00092600002003	0009260	0002003
BARFIELD BUILDING CO	12/29/1987	00091650001087	0009165	0001087
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 <sup>+</sup>
2025	\$496,636	\$147,200	\$643,836	\$643,836
2024	\$496,636	\$147,200	\$643,836	\$621,524
2023	\$494,214	\$147,200	\$641,414	\$565,022
2022	\$375,682	\$147,200	\$522,882	\$513,656
2021	\$378,640	\$88,320	\$466,960	\$466,960
2020	\$395,072	\$88,320	\$483,392	\$472,856

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.