



**Address:** [2802 LIVE OAK DR](#)  
**City:** GRAPEVINE  
**Georeference:** 46093-6-1  
**Subdivision:** WESTERN OAKS (GRAPEVINE)  
**Neighborhood Code:** 3C031L

**Latitude:** 32.8978333092  
**Longitude:** -97.1062878411  
**TAD Map:** 2120-448  
**MAPSCO:** TAR-041E



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 6 Lot 1

**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

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

**Site Number:** 05630444

**Site Name:** WESTERN OAKS (GRAPEVINE)-6-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,034

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,392

**Land Acres<sup>\*</sup>:** 0.2385

**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:**

JAMES DAVID BRANDON

**Primary Owner Address:**

450 SHADY LN  
SOUTHLAKE, TX 76092

**Deed Date:** 5/2/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213115270](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEWTH LORRIE K	6/1/2004	000000000000000	0000000	0000000
MIZUNO LORRIE K	5/26/2004	<a href="#">D204170666</a>	0000000	0000000
RUE BART ALAN;RUE SUSAN R	6/23/1994	00116510000963	0011651	0000963
GONAZLEZ CYNTHIA;GONAZLEZ MICHAEL	4/27/1988	00092630000020	0009263	0000020
CALAIS CONSTRUCTION INC	2/26/1988	00092070001202	0009207	0001202
WILDWOOD III JV	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	\$388,213	\$119,300	\$507,513	\$507,513
2024	\$388,213	\$119,300	\$507,513	\$507,513
2023	\$386,316	\$119,300	\$505,616	\$505,616
2022	\$293,583	\$119,300	\$412,883	\$412,883
2021	\$295,895	\$71,580	\$367,475	\$367,475
2020	\$308,724	\$71,580	\$380,304	\$380,304

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.