



**Address:** [1812 FERN CT](#)  
**City:** GRAPEVINE  
**Georeference:** 34260-5-17  
**Subdivision:** RIDGECREST ADDITION-GRAPEVINE  
**Neighborhood Code:** M3G01R

**Latitude:** 32.9368061726  
**Longitude:** -97.0960901522  
**TAD Map:** 2120-460  
**MAPSCO:** TAR-027L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGECREST ADDITION-  
GRAPEVINE Block 5 Lot 17

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** B

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** TIM LANCASTER (09930)

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

**Site Number:** 05631939

**Site Name:** RIDGECREST ADDITION-GRAPEVINE-5-17

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,478

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,986

**Land Acres<sup>\*</sup>:** 0.2751

**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:**

EVERGREEN-FERN LTD

**Primary Owner Address:**

4100 HERITAGE AVE STE 105  
GRAPEVINE, TX 76051-5716

**Deed Date:** 5/6/1997

**Deed Volume:** 0012803

**Deed Page:** 0000522

**Instrument:** 00128030000522

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANCASTER EDGAR L JR;LANCASTER MINNIE	2/5/1992	00106990000126	0010699	0000126
FERN COURT JV	12/31/1986	00088180000835	0008818	0000835
T L C CONSTRUCTION	11/11/1985	00083670000105	0008367	0000105
DELLWOOD DEV CO	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	\$419,960	\$55,040	\$475,000	\$475,000
2024	\$452,748	\$55,040	\$507,788	\$507,788
2023	\$382,899	\$55,040	\$437,939	\$437,939
2022	\$382,899	\$55,040	\$437,939	\$437,939
2021	\$334,623	\$55,040	\$389,663	\$389,663
2020	\$346,551	\$55,040	\$401,591	\$401,591

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.