



Address: [4312 BRADFORD DR](#)
City: GRAPEVINE
Georeference: 15396-1-21
Subdivision: GLADE CROSSING 2A & 2B
Neighborhood Code: 3C100H

Latitude: 32.8926054512
Longitude: -97.0863784012
TAD Map: 2126-444
MAPSCO: TAR-041H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GLADE CROSSING 2A & 2B
Block 1 Lot 21

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: 1986

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 05632242
Site Name: GLADE CROSSING 2A & 2B-1-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,464
Percent Complete: 100%
Land Sqft^{*}: 8,961
Land Acres^{*}: 0.2057
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:

BECKMANN CHRISTOPHER M
BECKMANN

Primary Owner Address:

4312 BRADFORD DR
GRAPEVINE, TX 76051-6706

Deed Date: 3/15/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211065042](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VAN STAVERN INTERIORS INC	8/21/2009	D209232800	0000000	0000000
VAN STAVERN A E;VAN STAVERN J BLADE	8/9/2005	D205236698	0000000	0000000
MINTEER ENTERPRISES INC	7/10/2003	D203301193	0017070	0000353
MINTEER C;MINTEER GREGORY D	6/21/2001	00149750000328	0014975	0000328
MONSERUD CINDY;MONSERUD SCOTT	11/11/1994	00118020002161	0011802	0002161
AVON SUSAN;AVON THOMAS	7/14/1993	00111520001724	0011152	0001724
KOHLHEPP FREDERICK;KOHLHEPP JUNE	7/7/1986	00086020001640	0008602	0001640
PULTE HOMES CORP OF TX	4/25/1986	00085140000085	0008514	0000085
GLADE CROSSING DEV CORP	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	\$343,458	\$102,850	\$446,308	\$446,308
2024	\$343,458	\$102,850	\$446,308	\$446,308
2023	\$366,912	\$102,850	\$469,762	\$410,190
2022	\$310,845	\$102,850	\$413,695	\$372,900
2021	\$264,000	\$75,000	\$339,000	\$339,000
2020	\$264,000	\$75,000	\$339,000	\$339,000

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.