



Address: [2401 BLAIR CT](#)
City: GRAPEVINE
Georeference: 2775-3-17
Subdivision: BLAIR MANOR ESTATES
Neighborhood Code: 3G020B

Latitude: 32.963527303
Longitude: -97.0922100066
TAD Map: 2120-472
MAPSCO: TAR-013Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BLAIR MANOR ESTATES Block
3 Lot 17

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: 1993

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$593,206

Protest Deadline Date: 5/24/2024

Site Number: 05788722

Site Name: BLAIR MANOR ESTATES-3-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,658

Percent Complete: 100%

Land Sqft^{*}: 7,507

Land Acres^{*}: 0.1723

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HETISIMER BRADLEY
HETISIMER ANGELA

Primary Owner Address:

2401 BLAIR CT
GRAPEVINE, TX 76051-4988

Deed Date: 1/9/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207024259](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEPHENS PAMELA;STEPHENS TOMMY W	7/15/1993	00111590001212	0011159	0001212
HOLIGAN FAMILY INV INC	2/26/1993	00109620001588	0010962	0001588
LIVIN GOOD HOMES INC	8/12/1988	00093550002079	0009355	0002079
G W THOMPSON CONSTRUCTION INC	7/12/1985	00082420000814	0008242	0000814
TATE CUSTOM BLDR INC	1/1/1985	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	\$498,206	\$95,000	\$593,206	\$546,589
2024	\$498,206	\$95,000	\$593,206	\$496,899
2023	\$501,808	\$70,000	\$571,808	\$451,726
2022	\$350,660	\$60,000	\$410,660	\$410,660
2021	\$353,164	\$60,000	\$413,164	\$377,269
2020	\$282,972	\$60,000	\$342,972	\$342,972

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.