



Address: [2413 BLAIR CT](#)
City: GRAPEVINE
Georeference: 2775-3-20
Subdivision: BLAIR MANOR ESTATES
Neighborhood Code: 3G020B

Latitude: 32.9640349843
Longitude: -97.0924134541
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 20

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: 1989
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$535,853
Protest Deadline Date: 5/24/2024

Site Number: 05788765
Site Name: BLAIR MANOR ESTATES-3-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,262
Percent Complete: 100%
Land Sqft^{*}: 8,739
Land Acres^{*}: 0.2006
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:
MENDOZA GLORIA
Primary Owner Address:
2413 BLAIR CT
GRAPEVINE, TX 76051-4988

Deed Date: 10/5/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MENDOZA GLORIA;MENDOZA LEOBARDO	12/5/2002	00162460000226	0016246	0000226
PISHNOCK DANIEL P;PISHNOCK MARGAR	6/4/1996	00123940000863	0012394	0000863
PISHNOCK DANIEL P;PISHNOCK MARGAR	10/17/1988	00094110000093	0009411	0000093
TATE CUSTOM BUILDERS 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	\$440,853	\$95,000	\$535,853	\$422,100
2024	\$440,853	\$95,000	\$535,853	\$383,727
2023	\$444,113	\$70,000	\$514,113	\$348,843
2022	\$311,478	\$60,000	\$371,478	\$317,130
2021	\$228,300	\$60,000	\$288,300	\$288,300
2020	\$228,300	\$60,000	\$288,300	\$288,300

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.