



**Address:** [1821 ROLLING RIDGE DR](#)  
**City:** GRAPEVINE  
**Georeference:** 37933M-10-3  
**Subdivision:** SHADOW GLEN ADDN PH 2A & 2B  
**Neighborhood Code:** 3C100I

**Latitude:** 32.887070416  
**Longitude:** -97.0940285721  
**TAD Map:** 2120-444  
**MAPSCO:** TAR-041L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHADOW GLEN ADDN PH 2A & 2B Block 10 Lot 3

**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:** \$556,915

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

**Site Number:** 05839939

**Site Name:** SHADOW GLEN ADDN PH 2A & 2B-10-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,702

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,189

**Land Acres<sup>\*</sup>:** 0.1650

**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:**

HUTCHENS MICHAEL  
HUTCHENS ANDREA

**Primary Owner Address:**

1821 ROLLING RIDGE DR  
GRAPEVINE, TX 76051-7343

**Deed Date:** 6/13/2002

**Deed Volume:** 0015762

**Deed Page:** 0000446

**Instrument:** 00157620000446

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUMERLIN J A;SUMERLIN TIMOTHY L	7/30/1996	00124590001963	0012459	0001963
BESTGEN JOHN A;BESTGEN LYNNE	3/28/1992	00105970002029	0010597	0002029
BOWMAN CELESTE;BOWMAN RONALD	4/6/1990	00098980001886	0009898	0001886
WEEKLEY HOMES INC	12/30/1988	00094750000109	0009475	0000109
LOMAS & NETTLETON FINC ORP	5/3/1988	00092580000329	0009258	0000329
NASH PHILLIPS/COPUS 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 <sup>+</sup>
2025	\$474,415	\$82,500	\$556,915	\$553,771
2024	\$474,415	\$82,500	\$556,915	\$503,428
2023	\$385,500	\$82,500	\$468,000	\$457,662
2022	\$333,556	\$82,500	\$416,056	\$416,056
2021	\$333,141	\$75,000	\$408,141	\$408,141
2020	\$299,189	\$75,000	\$374,189	\$374,189

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.