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Tarrant Appraisal District Property Information | PDF Account Number: 05840430

Address: <u>1820 ROLLING RIDGE DR</u>

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City: GRAPEVINE Georeference: 37933M-11-22 Subdivision: SHADOW GLEN ADDN PH 2A & 2B Neighborhood Code: 3C100I Latitude: 32.887565636 Longitude: -97.0940311612 TAD Map: 2120-444 MAPSCO: TAR-041L



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

PROPERTY DATA

Legal Description: SHADOW GLEN ADDN PH 2A &
2B Block 11 Lot 22Jurisdictions:
CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)FState Code: A
Year Built: 1989
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 7/12/2024F

Site Number: 05840430 Site Name: SHADOW GLEN ADDN PH 2A & 2B-11-22 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,604 Percent Complete: 100% Land Sqft^{*}: 12,877 Land Acres^{*}: 0.2956 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: ALLEN LAIKEN KAY

Primary Owner Address: 1820 ROLLING RDG GRAPEVINE, TX 76051 Deed Date: 6/28/2023 Deed Volume: Deed Page: Instrument: D223114414

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POWERS DEANNE L	9/15/2020	D220235068		
DE REZENDE DAVI MARANHAO;REZENDE BRITTANY NICOLE	7/2/2018	<u>D218147054</u>		
COBB LISA	6/14/1999	00138720000032	0013872	0000032
BROWN CHRISTINE D	1/17/1994	00114120001270	0011412	0001270
BROWN CHRISTINE; BROWN PAUL J	6/18/1992	00106890000998	0010689	0000998
SALZ DONALD J;SALZ STACIE S	10/16/1989	00097430000018	0009743	0000018
WEEKLEY HOMES INC	12/30/1988	00094750000109	0009475	0000109
LOMAS & NETTLETON FIN CORP	5/3/1988	00092580000329	0009258	0000329
NASH PHILLIPS/COPUS INC	1/1/1985	000000000000000	000000	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	\$489,211	\$147,800	\$637,011	\$637,011
2024	\$489,211	\$147,800	\$637,011	\$637,011
2023	\$441,030	\$147,800	\$588,830	\$505,118
2022	\$342,855	\$147,800	\$490,655	\$459,198
2021	\$342,453	\$75,000	\$417,453	\$417,453
2020	\$309,586	\$75,000	\$384,586	\$384,586

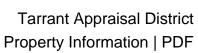
Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

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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.