



Address: [1069 WOODBRIAR DR](#)
City: GRAPEVINE
Georeference: 47309-11-30
Subdivision: WINDING CREEK ESTATES ADDN
Neighborhood Code: 3S300R

Latitude: 32.9520615327
Longitude: -97.1033452297
TAD Map: 2120-464
MAPSCO: TAR-027B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WINDING CREEK ESTATES
ADDN Block 11 Lot 30

Jurisdictions:

CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

State Code: A

Year Built: 1990

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$626,905

Protest Deadline Date: 5/24/2024

Site Number: 06017959

Site Name: WINDING CREEK ESTATES ADDN-11-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,685

Percent Complete: 100%

Land Sqft^{*}: 7,560

Land Acres^{*}: 0.1735

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:

NATALI FRANK
CERVANTES MARIA

Primary Owner Address:

1069 WOODBRIAR DR
GRAPEVINE, TX 76051

Deed Date: 1/9/2020

Deed Volume:

Deed Page:

Instrument: [D220006930](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OFFERPAD LLC	7/3/2019	D219161505		
KIM PAUL	1/8/2011	D211010356	0000000	0000000
GRIFFORE DEANNE;GRIFFORE THOMAS	8/30/2001	00151150000289	0015115	0000289
JOHNSON DAN A;JOHNSON JEANA C	1/31/1991	00101680001753	0010168	0001753
DREES COMPANY THE	7/24/1990	00100030001509	0010003	0001509
WRIGHT CONSTRUCTION CO	1/1/1986	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	\$446,800	\$130,200	\$577,000	\$577,000
2024	\$496,705	\$130,200	\$626,905	\$564,438
2023	\$509,321	\$130,200	\$639,521	\$513,125
2022	\$409,935	\$86,800	\$496,735	\$466,477
2021	\$337,270	\$86,800	\$424,070	\$424,070
2020	\$339,710	\$78,120	\$417,830	\$417,830

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.