



**Address:** [701 PRESTON PL](#)  
**City:** GRAPEVINE  
**Georeference:** 15396D-1-9  
**Subdivision:** GLADE CROSSING III PHASE I  
**Neighborhood Code:** 3C100H

**Latitude:** 32.8907381139  
**Longitude:** -97.0891431989  
**TAD Map:** 2126-444  
**MAPSCO:** TAR-041G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GLADE CROSSING III PHASE I  
Block 1 Lot 9

**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:** \$701,042

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

**Site Number:** 06160247

**Site Name:** GLADE CROSSING III PHASE I-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,280

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,246

**Land Acres<sup>\*</sup>:** 0.3040

**Pool:** Y

<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:**

CUNNIFF JAMES P  
CUNNIFF JOAN

**Primary Owner Address:**

701 PRESTON PL  
GRAPEVINE, TX 76051-5721

**Deed Date:** 5/29/1997

**Deed Volume:** 0012788

**Deed Page:** 0000435

**Instrument:** 00127880000435

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAYFIELD RALPH JR;MAYFIELD V C	6/29/1989	00096370000904	0009637	0000904
MURRAY MORTGAGE CO	5/5/1989	00095940000559	0009594	0000559
PULTE HOME CORP OF TX	9/30/1988	00094120000416	0009412	0000416
PRESTON GROUP THE	7/20/1987	00090100001569	0009010	0001569
BEAR RUN JV	1/1/1987	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	\$548,992	\$152,050	\$701,042	\$697,054
2024	\$548,992	\$152,050	\$701,042	\$633,685
2023	\$539,023	\$152,050	\$691,073	\$576,077
2022	\$394,352	\$152,050	\$546,402	\$523,706
2021	\$401,096	\$75,000	\$476,096	\$476,096
2020	\$384,221	\$75,000	\$459,221	\$459,221

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.