



**Address:** [725 BEAR RUN DR](#)  
**City:** GRAPEVINE  
**Georeference:** 15396D-2-28  
**Subdivision:** GLADE CROSSING III PHASE I  
**Neighborhood Code:** 3C100H

**Latitude:** 32.893505078  
**Longitude:** -97.090781984  
**TAD Map:** 2120-444  
**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 2 Lot 28

**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:** 1992

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 06201156

**Site Name:** GLADE CROSSING III PHASE I-2-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,518

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,775

**Land Acres<sup>\*</sup>:** 0.2014

**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:**

MARTIN SAMUEL

MARTIN MELINDA

**Primary Owner Address:**

725 BEAR RUN DR  
GRAPEVINE, TX 76051-5715

**Deed Date:** 6/19/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206187490](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IVY PAMELA A	10/30/2001	00152420000341	0015242	0000341
WINSAUER DIONIS;WINSAUER GLENN	5/12/1999	00138130000522	0013813	0000522
HOPSON JOHN D IV;HOPSON VEL J	10/27/1994	00117830001525	0011783	0001525
CARMACK NANCY;CARMACK SAMUEL	7/23/1992	00107210001127	0010721	0001127
PULTE HOME CORP OF TX	3/28/1990	00098810002097	0009881	0002097
THE PRESTON GROUP	7/16/1987	00090100001564	0009010	0001564
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	\$395,461	\$100,700	\$496,161	\$496,161
2024	\$395,461	\$100,700	\$496,161	\$496,161
2023	\$425,160	\$100,700	\$525,860	\$474,411
2022	\$352,665	\$100,700	\$453,365	\$431,283
2021	\$317,075	\$75,000	\$392,075	\$392,075
2020	\$317,075	\$75,000	\$392,075	\$392,075

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.