



Address: [456 CAVINESS DR](#)
City: GRAPEVINE
Georeference: 1588-1-5
Subdivision: BANYAN PLACE
Neighborhood Code: 3G030D

Latitude: 32.9439239434
Longitude: -97.081869935
TAD Map: 2126-464
MAPSCO: TAR-027H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BANYAN PLACE Block 1 Lot 5

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: 1990

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06306756

Site Name: BANYAN PLACE-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,633

Percent Complete: 100%

Land Sqft^{*}: 8,540

Land Acres^{*}: 0.1960

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:

MENCHACA GERALD E

Primary Owner Address:

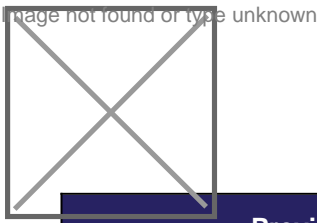
456 CAVINESS DR
GRAPEVINE, TX 76051

Deed Date: 3/15/2021

Deed Volume:

Deed Page:

Instrument: [D221079135](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MENCHACA CARRIE;MENCHACA GERALD E	7/25/2008	D208303728	0000000	0000000
GUTIERREZ ANTHONY;GUTIERREZ MARY	2/28/2007	D207076123	0000000	0000000
FERNANDEZ SANDRA G	1/21/2000	00141960000521	0014196	0000521
ADAMS ELIZABETH;ADAMS HARLEN	4/24/1990	00099140001888	0009914	0001888
BELMONT HOMES CORP	1/3/1990	00098160001886	0009816	0001886
TEXAS AMERICAN BANK	1/1/1988	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	\$350,078	\$100,000	\$450,078	\$450,078
2024	\$350,078	\$100,000	\$450,078	\$450,078
2023	\$352,677	\$70,000	\$422,677	\$422,677
2022	\$308,828	\$50,000	\$358,828	\$358,828
2021	\$254,908	\$50,000	\$304,908	\$304,908
2020	\$256,753	\$50,000	\$306,753	\$306,753

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

There are no exemptions for this property

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.