



**Address:** [428 CAVINESS DR](#)  
**City:** GRAPEVINE  
**Georeference:** 1588-1-12  
**Subdivision:** BANYAN PLACE  
**Neighborhood Code:** 3G030D

**Latitude:** 32.9441637336  
**Longitude:** -97.0805992425  
**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 12

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$371,963

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

**Site Number:** 06306829

**Site Name:** BANYAN PLACE-1-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,203

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,090

**Land Acres<sup>\*</sup>:** 0.1398

**Pool:** N

<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:**

MEININGER STEVEN L

**Primary Owner Address:**

428 CAVINESS DR  
GRAPEVINE, TX 76051-8204

**Deed Date:** 10/31/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205327333](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS ALLAN A	4/26/2001	00148550000415	0014855	0000415
BAKER SHEILA ANN	10/26/1992	00108390002217	0010839	0002217
VOLKMAN'S INC	4/7/1992	00106080000998	0010608	0000998
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 <sup>+</sup>
2025	\$271,963	\$100,000	\$371,963	\$363,149
2024	\$271,963	\$100,000	\$371,963	\$330,135
2023	\$274,071	\$70,000	\$344,071	\$300,123
2022	\$242,222	\$50,000	\$292,222	\$272,839
2021	\$198,035	\$50,000	\$248,035	\$248,035
2020	\$199,535	\$50,000	\$249,535	\$241,254

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.