



Address: [3412 STONECREST DR](#)
City: GRAPEVINE
Georeference: 40543-6-13
Subdivision: STONEWOOD (GPV)
Neighborhood Code: 3C031P

Latitude: 32.9008643799
Longitude: -97.1144696804
TAD Map: 2114-448
MAPSCO: TAR-041A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: STONEWOOD (GPV) Block 6 Lot 13

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: 1993

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$750,882

Protest Deadline Date: 5/24/2024

Site Number: 06353207

Site Name: STONEWOOD (GPV)-6-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,915

Percent Complete: 100%

Land Sqft^{*}: 14,280

Land Acres^{*}: 0.3278

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:

RATZLOFF MITCHELL E
RATZLOFF MARY BETH G

Primary Owner Address:

PO BOX 748
FORT WORTH, TX 76101

Deed Date: 8/31/2016

Deed Volume:

Deed Page:

Instrument: [D216204757](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PURSER FORREST A;PURSER KATHY G	4/9/1993	00110270001144	0011027	0001144
MIEARS DANNY	4/8/1993	00110270001141	0011027	0001141
FRED JOYCE MARY MYERS ENT INC	1/1/1989	0000000000000000	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	\$532,237	\$163,900	\$696,137	\$696,137
2024	\$586,982	\$163,900	\$750,882	\$662,988
2023	\$496,422	\$163,900	\$660,322	\$602,716
2022	\$384,024	\$163,900	\$547,924	\$547,924
2021	\$442,653	\$98,340	\$540,993	\$540,993
2020	\$469,144	\$98,340	\$567,484	\$535,761

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.