



**Address:** [2968 CHRIS LN](#)  
**City:** GRAPEVINE  
**Georeference:** 31987-1-3  
**Subdivision:** PECAN GAP SEC II  
**Neighborhood Code:** 3S400I

**Latitude:** 32.9619886796  
**Longitude:** -97.1154103984  
**TAD Map:** 2114-468  
**MAPSCO:** TAR-012Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PECAN GAP SEC II Block 1 Lot 3

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 1991

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 06366686

**Site Name:** PECAN GAP SEC II-1-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,537

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,925

**Land Acres<sup>\*</sup>:** 0.2508

**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:**

DANIEL RAYMOND

DANIEL SHEILA M

**Primary Owner Address:**

PO BOX 741

GRAPEVINE, TX 76099-0741

**Deed Date:** 7/26/1991

**Deed Volume:** 0010344

**Deed Page:** 0000639

**Instrument:** 00103440000639

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D K BLACKBURN BUILDER	12/21/1989	00098050001414	0009805	0001414
T R M GROUP	1/1/1989	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	\$434,112	\$188,100	\$622,212	\$622,212
2024	\$434,112	\$188,100	\$622,212	\$622,212
2023	\$496,407	\$188,100	\$684,507	\$684,507
2022	\$312,150	\$125,400	\$437,550	\$437,550
2021	\$312,150	\$125,400	\$437,550	\$437,550
2020	\$313,249	\$112,860	\$426,109	\$426,109

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.