



**Address:** [1916 NEW HAVEN RD](#)  
**City:** GRAPEVINE  
**Georeference:** 37515-2-19  
**Subdivision:** SAYBROOKE  
**Neighborhood Code:** 3C100N

**Latitude:** 32.8938898652  
**Longitude:** -97.0963939947  
**TAD Map:** 2120-444  
**MAPSCO:** TAR-041F



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

## PROPERTY DATA

**Legal Description:** SAYBROOKE Block 2 Lot 19

**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:** 1991

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06375243

**Site Name:** SAYBROOKE-2-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,445

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,041

**Land Acres<sup>\*</sup>:** 0.1845

**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:**

NIVENS BROCK MATTHEW  
NIVENS CHRISTINE NICOLE

**Primary Owner Address:**

1916 NEW HAVEN RD  
GRAPEVINE, TX 76051

**Deed Date:** 11/11/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** M218013267

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIVENS BROCK MATTHEW;WHITTEN CHRISTINE NICOLE	6/27/2018	<a href="#">D218142693</a>		
FISCHER ALLISON;FISCHER CHRISTIAN	8/16/2016	<a href="#">D216188377</a>		
STANSELL JULIE A	2/11/2013	<a href="#">D213037973</a>	0000000	0000000
NICHOLS TIMOTHY S	3/24/2010	<a href="#">D210070821</a>	0000000	0000000
PATEL AVNISH;PATEL SAKUNTLA	9/19/1996	00125250000600	0012525	0000600
BREEDLOVE LINDA E;BREEDLOVE RAY JR	2/28/1995	00118930001970	0011893	0001970
WEEKLEY HOMES INC	3/8/1991	00101960001831	0010196	0001831
LANCO SAYBROOKE PRTNSHP	6/29/1990	00099700001266	0009970	0001266
SAYBROOKE DEV CORP	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	\$332,700	\$92,300	\$425,000	\$425,000
2024	\$364,700	\$92,300	\$457,000	\$457,000
2023	\$433,291	\$92,300	\$525,591	\$453,787
2022	\$362,471	\$92,300	\$454,771	\$412,534
2021	\$295,031	\$80,000	\$375,031	\$375,031
2020	\$302,654	\$80,000	\$382,654	\$382,654

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)

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## Tarrant Appraisal District Property Information | PDF

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.