



**Address:** [2108 SANDELL DR](#)  
**City:** GRAPEVINE  
**Georeference:** 47309-2-21  
**Subdivision:** WINDING CREEK ESTATES ADDN  
**Neighborhood Code:** 3S300R

**Latitude:** 32.9533052641  
**Longitude:** -97.0995554147  
**TAD Map:** 2120-468  
**MAPSCO:** TAR-027B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WINDING CREEK ESTATES  
ADDN Block 2 Lot 21

**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:** None

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

**Notice Value:** \$620,000

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

**Site Number:** 06395538

**Site Name:** WINDING CREEK ESTATES ADDN-2-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,191

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1928

**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:**

LIAN NA  
LIU XINRAN

**Primary Owner Address:**

2108 SANDELL DR  
GRAPEVINE, TX 76051

**Deed Date:** 10/30/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220283059](#)

| Previous Owners               | Date       | Instrument     | Deed Volume | Deed Page |
|-------------------------------|------------|----------------|-------------|-----------|
| TORRES DAVID;TORRES MELANIE M | 6/23/2003  | 00168840000282 | 0016884     | 0000282   |
| LUBE EDWARD;LUBE MARTHA       | 6/26/1991  | 00103050001924 | 0010305     | 0001924   |
| THE DREES CO                  | 11/30/1990 | 00101160000282 | 0010116     | 0000282   |
| WRIGHT JOE L TR               | 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 | \$441,400          | \$144,600   | \$586,000    | \$586,000                    |
| 2024 | \$475,400          | \$144,600   | \$620,000    | \$564,344                    |
| 2023 | \$558,902          | \$144,600   | \$703,502    | \$513,040                    |
| 2022 | \$450,043          | \$96,400    | \$546,443    | \$466,400                    |
| 2021 | \$327,600          | \$96,400    | \$424,000    | \$424,000                    |
| 2020 | \$372,080          | \$86,760    | \$458,840    | \$458,840                    |

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.