



**Address:** [2856 PENINSULA DR](#)  
**City:** GRAPEVINE  
**Georeference:** 23048D--7R  
**Subdivision:** LABRADOR BAY EST  
**Neighborhood Code:** 3S400H

**Latitude:** 32.9739650904  
**Longitude:** -97.11083915  
**TAD Map:** 2114-472  
**MAPSCO:** TAR-013S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LABRADOR BAY EST Lot 7R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$696,390

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

**Site Number:** 06398081

**Site Name:** LABRADOR BAY EST-7R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,356

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,473

**Land Acres<sup>\*</sup>:** 0.4699

**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:**

CB TRUST

**Primary Owner Address:**

2856 PENINSULA DR  
GRAPEVINE, TX 76051

**Deed Date:** 5/23/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223089269](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUCZEK CALEB	4/13/2023	<a href="#">D223061873</a>		
CB TRUST	9/23/2021	<a href="#">D221279795</a>		
BUCZEK CALEB	6/11/2021	<a href="#">D221179243</a>		
CB TRUST	5/15/2019	<a href="#">D219105460</a>		
BUCZEK CALEB	5/3/2019	<a href="#">D219094184</a>		
SANTOS AMANDO H;SANTOS KIM M	5/19/1994	00115920001016	0011592	0001016
SALYER & ASSOC INC	12/1/1993	00113530000151	0011353	0000151
SANTOS ARMANDO H;SANTOS KIM M	6/21/1993	00111300000893	0011130	0000893
NELSON EDWIN WHITE;NELSON LESLEE	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	\$432,015	\$264,375	\$696,390	\$625,238
2024	\$432,015	\$264,375	\$696,390	\$568,398
2023	\$435,313	\$264,375	\$699,688	\$516,725
2022	\$293,500	\$176,250	\$469,750	\$469,750
2021	\$295,707	\$176,250	\$471,957	\$471,957
2020	\$235,599	\$211,500	\$447,099	\$447,099

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.