



Address: [3618 LABRADOR BAY](#)
City: GRAPEVINE
Georeference: 23048D--8
Subdivision: LABRADOR BAY EST
Neighborhood Code: 3G050F

Latitude: 32.9757218871
Longitude: -97.1082384568
TAD Map: 2120-476
MAPSCO: TAR-013N



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 8

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: 1994

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,124,192

Protest Deadline Date: 5/24/2024

Site Number: 06398103

Site Name: LABRADOR BAY EST-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,342

Percent Complete: 100%

Land Sqft^{*}: 17,024

Land Acres^{*}: 0.3908

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

LIGON ANNE S
LIGON RICHARD A

Primary Owner Address:

3618 LABRADOR BAY
GRAPEVINE, TX 76051-2527

Deed Date: 7/27/2020

Deed Volume:

Deed Page:

Instrument: [D220202018 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANG WEI;ST JOHN RICHARD JR	1/2/2014	D214001483	0000000	0000000
TARRANT GROUP SERIES V LLC	6/4/2013	D213163947	0000000	0000000
MCDANIEL FRED C	3/16/2005	D205148734	0000000	0000000
OLSON JENNIFER E;OLSON TODD H	2/12/1993	00109480002322	0010948	0002322
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 ⁺
2025	\$1,023,656	\$100,536	\$1,124,192	\$957,161
2024	\$1,023,656	\$100,536	\$1,124,192	\$870,146
2023	\$715,052	\$100,536	\$815,588	\$791,042
2022	\$618,645	\$100,484	\$719,129	\$719,129
2021	\$688,949	\$25,000	\$713,949	\$713,949
2020	\$646,993	\$100,000	\$746,993	\$746,993

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.