



**Address:** [2405 BONHAM TR](#)  
**City:** GRAPEVINE  
**Georeference:** 1255-1-10  
**Subdivision:** AUSTIN OAKS ADDITION-GRAPEVINE  
**Neighborhood Code:** 3G010R

**Latitude:** 32.9440292444  
**Longitude:** -97.1049588831  
**TAD Map:** 2120-464  
**MAPSCO:** TAR-027F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** AUSTIN OAKS ADDITION-  
GRAPEVINE Block 1 Lot 10

**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

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

**Notice Value:** \$566,739

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

**Site Number:** 06428118

**Site Name:** AUSTIN OAKS ADDITION-GRAPEVINE-1-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,594

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,980

**Land Acres<sup>\*</sup>:** 0.1831

**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:**

DAVID AND ELIZABETH DERASAUGH FAMILY LIVING TRUST

**Primary Owner Address:**

2405 BONHAM TRL  
GRAPEVINE, TX 76051

**Deed Date:** 2/14/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220039365](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DERASAUGH D L;DERASAUGH ELIZABETH	3/24/1993	00110010001126	0011001	0001126
MANCIVALANO MAUR;MANCIVALANO MICHAEL	10/22/1991	00104300001692	0010430	0001692
DOYLE WILSON HOMES DALLAS INC	10/21/1991	00104250000638	0010425	0000638
AUSTOAK INC	1/1/1990	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	\$446,739	\$120,000	\$566,739	\$552,737
2024	\$446,739	\$120,000	\$566,739	\$502,488
2023	\$375,899	\$100,000	\$475,899	\$456,807
2022	\$419,937	\$55,000	\$474,937	\$415,279
2021	\$322,526	\$55,000	\$377,526	\$377,526
2020	\$336,152	\$55,000	\$391,152	\$391,152

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.