



**Address:** [523 AUSTIN OAKS DR](#)  
**City:** GRAPEVINE  
**Georeference:** 1255-2-12  
**Subdivision:** AUSTIN OAKS ADDITION-GRAPEVINE  
**Neighborhood Code:** 3G010R

**Latitude:** 32.946196985  
**Longitude:** -97.1078690269  
**TAD Map:** 2120-464  
**MAPSCO:** TAR-027E



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 2 Lot 12

**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:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$623,483

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

**Site Number:** 06428266

**Site Name:** AUSTIN OAKS ADDITION-GRAPEVINE-2-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,661

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,770

**Land Acres<sup>\*</sup>:** 0.1783

**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:**

CURRAN ROSEMARY LYN

**Primary Owner Address:**

523 AUSTIN OAKS DR  
GRAPEVINE, TX 76051

**Deed Date:** 8/22/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214184925](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANKLIN DALTON D	7/30/2011	<a href="#">D211216295</a>	0000000	0000000
FRANKLIN DALTON D;FRANKLIN NICOLE	7/29/2009	<a href="#">D209201385</a>	0000000	0000000
GRSW STEWART R E TRUST	7/28/2009	<a href="#">D209201384</a>	0000000	0000000
JULIANO JOAN;JULIANO JOSEPH	7/3/1997	00128440000045	0012844	0000045
MAPLE CREEK HOMES INC	2/20/1997	00126810000443	0012681	0000443
ROXBURY INC	2/19/1997	00126810000440	0012681	0000440
RYLAND GROUP INC THE	9/25/1995	00121230001017	0012123	0001017
MEADOW CREEK INVESTORS	10/22/1993	00112940000453	0011294	0000453
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	\$503,483	\$120,000	\$623,483	\$607,077
2024	\$503,483	\$120,000	\$623,483	\$551,888
2023	\$405,000	\$100,000	\$505,000	\$501,716
2022	\$458,000	\$55,000	\$513,000	\$456,105
2021	\$359,641	\$55,000	\$414,641	\$414,641
2020	\$351,365	\$55,000	\$406,365	\$406,365

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.