



Address: [2416 BONHAM TR](#)
City: GRAPEVINE
Georeference: 1255-3-2
Subdivision: AUSTIN OAKS ADDITION-GRAPEVINE
Neighborhood Code: 3G010R

Latitude: 32.9444901756
Longitude: -97.107162846
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 3 Lot 2

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: \$655,014

Protest Deadline Date: 5/24/2024

Site Number: 06428495

Site Name: AUSTIN OAKS ADDITION-GRAPEVINE-3-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,937

Percent Complete: 100%

Land Sqft^{*}: 7,700

Land Acres^{*}: 0.1767

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BELANGER RICHARD WYATT
BELANGER RAMIE CHRISTINE

Primary Owner Address:

2416 BONHAM TR
GRAPEVINE, TX 76051-8023

Deed Date: 12/14/2018

Deed Volume:

Deed Page:

Instrument: [D218275504](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERRO BERNADETTE;PERRO W E	1/31/1995	00118710002243	0011871	0002243
RYLAND GROUP INC THE	12/30/1993	00114000000143	0011400	0000143
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 ⁺
2025	\$508,000	\$120,000	\$628,000	\$582,712
2024	\$535,014	\$120,000	\$655,014	\$529,738
2023	\$454,108	\$100,000	\$554,108	\$481,580
2022	\$492,624	\$55,000	\$547,624	\$437,800
2021	\$343,000	\$55,000	\$398,000	\$398,000
2020	\$343,000	\$55,000	\$398,000	\$398,000

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.