



Address: [2414 SAN JACINTO LN](#)
City: GRAPEVINE
Georeference: 1255-5-3
Subdivision: AUSTIN OAKS ADDITION-GRAPEVINE
Neighborhood Code: 3G010R

Latitude: 32.9459790165
Longitude: -97.1068827054
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 5 Lot 3

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: 1996
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$625,000
Protest Deadline Date: 5/24/2024

Site Number: 06428703
Site Name: AUSTIN OAKS ADDITION-GRAPEVINE-5-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,595
Percent Complete: 100%
Land Sqft^{*}: 7,480
Land Acres^{*}: 0.1717
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:
HOUCK KURT LANCE
HOUCK LINDSEY LEE
Primary Owner Address:
2414 SAN JACINTO LN
GRAPEVINE, TX 76051-8020

Deed Date: 3/24/2018
Deed Volume:
Deed Page:
Instrument: M218001790

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOUCK KURT LANCE;MINER LINDSEY LEE	8/11/2017	D217186496		
BALTZ JUDY A;BALTZ MICHAEL L	9/19/2003	D203361752	0000000	0000000
MURPHY JOSEPH;MURPHY MARILYN D	7/31/1996	00124700000660	0012470	0000660
RYLAND GROUP INC THE	1/19/1995	00118610001684	0011861	0001684
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	\$455,000	\$120,000	\$575,000	\$575,000
2024	\$505,000	\$120,000	\$625,000	\$525,745
2023	\$440,746	\$100,000	\$540,746	\$477,950
2022	\$477,870	\$55,000	\$532,870	\$434,500
2021	\$340,000	\$55,000	\$395,000	\$395,000
2020	\$340,000	\$55,000	\$395,000	\$395,000

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.