



Address: [2412 SAN JACINTO LN](#)
City: GRAPEVINE
Georeference: 1255-5-4
Subdivision: AUSTIN OAKS ADDITION-GRAPEVINE
Neighborhood Code: 3G010R

Latitude: 32.9459691438
Longitude: -97.1066459927
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 4

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: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Protest Deadline Date: 5/24/2024

Site Number: 06428711
Site Name: AUSTIN OAKS ADDITION-GRAPEVINE-5-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,440
Percent Complete: 100%
Land Sqft^{*}: 7,480
Land Acres^{*}: 0.1717

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
DORAN JEANETTE G
Primary Owner Address:
2412 SAN JACINTO LN
GRAPEVINE, TX 76051

Deed Date: 5/3/2022
Deed Volume:
Deed Page:
Instrument: [D222115418](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS DANA K;DAVIS RHETT C	11/1/2004	D204342477	0000000	0000000
TAN GUAN CHUAN;TAN MAY D	1/30/1997	00126600000560	0012660	0000560
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	\$318,817	\$120,000	\$438,817	\$438,817
2024	\$402,153	\$120,000	\$522,153	\$522,153
2023	\$419,137	\$100,000	\$519,137	\$519,137
2022	\$453,757	\$55,000	\$508,757	\$447,348
2021	\$351,680	\$55,000	\$406,680	\$406,680
2020	\$344,061	\$55,000	\$399,061	\$399,061

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.