



**Address:** [2417 BOWIE LN](#)  
**City:** GRAPEVINE  
**Georeference:** 1255-5-9  
**Subdivision:** AUSTIN OAKS ADDITION-GRAPEVINE  
**Neighborhood Code:** 3G010R

**Latitude:** 32.9462841743  
**Longitude:** -97.1069565531  
**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 9

**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:** \$682,611

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

**Site Number:** 06428770

**Site Name:** AUSTIN OAKS ADDITION-GRAPEVINE-5-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,037

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,480

**Land Acres<sup>\*</sup>:** 0.1717

**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:**

SADBERRY JORDAN LEE  
DUHON SADBERRY CAMILLE ANN

**Primary Owner Address:**

2417 BOWIE LN  
GRAPEVINE, TX 76051

**Deed Date:** 5/16/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222127110](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEER JENNA RUTH;LEER JONATHAN K	9/18/2018	<a href="#">D218209502</a>		
VERGARA CARLOS J JR;VERGARA JENN	3/28/2002	00155800000107	0015580	0000107
TIMBERLAKE ANDREEA;TIMBERLAKE WILLIAM	4/29/1996	00123500001723	0012350	0001723
THE RYLAND GROUP INC	1/19/1994	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 <sup>+</sup>
2025	\$562,611	\$120,000	\$682,611	\$682,611
2024	\$562,611	\$120,000	\$682,611	\$628,857
2023	\$471,688	\$100,000	\$571,688	\$571,688
2022	\$525,722	\$55,000	\$580,722	\$475,200
2021	\$377,000	\$55,000	\$432,000	\$432,000
2020	\$380,092	\$55,000	\$435,092	\$435,092

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.