



Address: [3322 SWEET GUM LN](#)
City: GRAPEVINE
Georeference: 46096-3-3
Subdivision: WESTERN OAKS ESTATES
Neighborhood Code: 3C031L

Latitude: 32.897246602
Longitude: -97.1052294657
TAD Map: 2120-444
MAPSCO: TAR-041F



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WESTERN OAKS ESTATES
Block 3 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: 1994

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 06467474

Site Name: WESTERN OAKS ESTATES-3-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,442

Percent Complete: 100%

Land Sqft^{*}: 18,849

Land Acres^{*}: 0.4327

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:

SHIRAZIAN SEYEDEH A
MOZAHAB HASSAN

Primary Owner Address:

3322 SWEET GUM LN
GRAPEVINE, TX 76051

Deed Date: 9/22/2015

Deed Volume:

Deed Page:

Instrument: [D215217469](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONIGLIO JOANN;CONIGLIO THOMAS J	11/16/1994	00117980001043	0011798	0001043
CENTEX REAL ESTATE CORP	10/31/1990	00100880000597	0010088	0000597
TARFIVE 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	\$467,950	\$216,350	\$684,300	\$684,300
2024	\$467,950	\$216,350	\$684,300	\$684,300
2023	\$605,150	\$216,350	\$821,500	\$630,047
2022	\$428,382	\$216,350	\$644,732	\$572,770
2021	\$390,890	\$129,810	\$520,700	\$520,700
2020	\$390,890	\$129,810	\$520,700	\$519,420

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.