



Address: [1809 HUNTERS RIDGE DR](#)
City: GRAPEVINE
Georeference: 20789-3-5
Subdivision: HUNTERS RIDGE ADDITION-GPV
Neighborhood Code: 3G020U

Latitude: 32.9576621386
Longitude: -97.093742398
TAD Map: 2120-468
MAPSCO: TAR-027C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HUNTERS RIDGE ADDITION-
GPV Block 3 Lot 5

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: 1992

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$509,805

Protest Deadline Date: 5/24/2024

Site Number: 06478417

Site Name: HUNTERS RIDGE ADDITION-GPV-3-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,272

Percent Complete: 100%

Land Sqft^{*}: 6,983

Land Acres^{*}: 0.1603

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:

VAN VLACK BRIAN THOMAS
UMANZOR MARIA

Primary Owner Address:

1809 HUNTERS RIDGE DR
GRAPEVINE, TX 76051

Deed Date: 6/18/2020

Deed Volume:

Deed Page:

Instrument: [D220143497](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OP SPE PHXI LLC	9/12/2019	D219212786		
VERBANO LAURA;VERBANO RAYMOND N	10/23/1992	00108230001674	0010823	0001674
D R HORTON INC	7/24/1992	00107280000449	0010728	0000449
DUNCAN/DICKSON-HUNTERS RDGE	2/21/1991	00101800000630	0010180	0000630
BLUEBONNET SAVINGS BANK	1/1/1991	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	\$399,805	\$110,000	\$509,805	\$490,002
2024	\$399,805	\$110,000	\$509,805	\$445,456
2023	\$463,847	\$70,000	\$533,847	\$404,960
2022	\$372,888	\$45,000	\$417,888	\$368,145
2021	\$289,677	\$45,000	\$334,677	\$334,677
2020	\$289,677	\$45,000	\$334,677	\$334,677

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.