



Address: [1711 FOXCHASE LN](#)
City: GRAPEVINE
Georeference: 20789-6-9
Subdivision: HUNTERS RIDGE ADDITION-GPV
Neighborhood Code: 3G020U

Latitude: 32.9575634536
Longitude: -97.0967844853
TAD Map: 2120-468
MAPSCO: TAR-027B



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 6 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: 1992

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$490,688

Protest Deadline Date: 5/24/2024

Site Number: 06479049

Site Name: HUNTERS RIDGE ADDITION-GPV-6-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,988

Percent Complete: 100%

Land Sqft^{*}: 6,150

Land Acres^{*}: 0.1411

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:

LEAR MATTHEW ROBERT
LEAR KRISTA ANN

Primary Owner Address:

1711 FOXCHASE LN
GRAPEVINE, TX 76051

Deed Date: 3/4/2025

Deed Volume:

Deed Page:

Instrument: [D225037293](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABENE JUDY M	10/7/2019	D220035284		
ABENE FRANK A;ABENE JUDY	5/27/1992	00106530002012	0010653	0002012
LIFESTYLE GROUP INC	1/31/1992	00105330000331	0010533	0000331
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	\$380,688	\$110,000	\$490,688	\$490,688
2024	\$380,688	\$110,000	\$490,688	\$476,476
2023	\$441,363	\$70,000	\$511,363	\$433,160
2022	\$354,940	\$45,000	\$399,940	\$393,782
2021	\$312,984	\$45,000	\$357,984	\$357,984
2020	\$286,919	\$45,000	\$331,919	\$331,919

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.