



**Address:** [2965 PENINSULA DR](#)  
**City:** GRAPEVINE  
**Georeference:** 32540-3-21R  
**Subdivision:** PLACID-PENINSULA ADDITION  
**Neighborhood Code:** 3S400H

**Latitude:** 32.9761048388  
**Longitude:** -97.1114828086  
**TAD Map:** 2114-476  
**MAPSCO:** TAR-013N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PLACID-PENINSULA ADDITION  
Block 3 Lot 21R

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 1991

**Personal Property Account:** N/A

**Agent:** LAW OFFICE OF TIFFANY HAMIL (05943)

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

**Site Number:** 06509452

**Site Name:** PLACID-PENINSULA ADDITION-3-21R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,710

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,118

**Land Acres<sup>\*</sup>:** 0.2093

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

SOUTH JOHN

**Primary Owner Address:**

5005 W ROYAL LN STE 209  
IRVING, TX 75063-1960

**Deed Date:** 5/2/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206132898](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARGIS PHILIP M	6/3/1994	00116060001188	0011606	0001188
HARGIS HARRY W	1/1/1991	00000000000000	0000000	0000000



## VALUES

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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	\$293,874	\$149,126	\$443,000	\$443,000
2024	\$293,874	\$149,126	\$443,000	\$443,000
2023	\$284,874	\$149,126	\$434,000	\$434,000
2022	\$233,172	\$99,418	\$332,590	\$332,590
2021	\$234,965	\$88,952	\$323,917	\$323,917
2020	\$186,803	\$94,185	\$280,988	\$280,988

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

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There are no exemptions for this property

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.