



Address: [2705 BRITTANY LN](#)
City: GRAPEVINE
Georeference: 42214-1-2
Subdivision: TIMBERLINE EAST ADDITION
Neighborhood Code: 3C010K

Latitude: 32.9087460664
Longitude: -97.1015938199
TAD Map: 2120-452
MAPSCO: TAR-027X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TIMBERLINE EAST ADDITION
Block 1 Lot 2

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: 1993
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 06548202
Site Name: TIMBERLINE EAST ADDITION-1-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,222
Percent Complete: 100%
Land Sqft^{*}: 9,450
Land Acres^{*}: 0.2169
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:
SADAKO HAMANO REVOCABLE LIVING TRUST
Primary Owner Address:
19 WILLOW WOOD DR
EAST SETAUKET, NY 11733

Deed Date: 9/12/2022
Deed Volume:
Deed Page:
Instrument: [D222252345](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|----------|----------------|-------------|-----------|
| HAMANO MASASHI;HAMANO SADAKO | 6/1/1994 | 00116220001843 | 0011622 | 0001843 |
| WEEKLEY HOMES INC | 7/2/1993 | 00111370001944 | 0011137 | 0001944 |
| WRIGHT JOE L | 1/1/1992 | 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 | \$549,840 | \$108,450 | \$658,290 | \$658,290 |
| 2024 | \$549,840 | \$108,450 | \$658,290 | \$658,290 |
| 2023 | \$496,910 | \$108,450 | \$605,360 | \$605,360 |
| 2022 | \$443,107 | \$108,450 | \$551,557 | \$551,557 |
| 2021 | \$370,298 | \$65,070 | \$435,368 | \$435,368 |
| 2020 | \$377,398 | \$65,070 | \$442,468 | \$442,468 |

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

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.