



**Address:** [2441 BRITTANY LN](#)  
**City:** GRAPEVINE  
**Georeference:** 42214-1-16  
**Subdivision:** TIMBERLINE EAST ADDITION  
**Neighborhood Code:** 3C010K

**Latitude:** 32.9082019453  
**Longitude:** -97.1042870128  
**TAD Map:** 2120-448  
**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 16 50% UNDIVIDED INTEREST

**Jurisdictions:**  
CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEGE (226)  
**Site Number:** 06548369  
**Site Name:** TIMBERLINE EAST ADDITION Block 1 Lot 16 50% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size**\*\*\*: 2,961

**State Code:** A **Percent Complete:** 100%

**Year Built:** 1994 **Land Sqft**\*: 11,920

**Personal Property Land Acres**\*: 0.2736

**Agent:** OCONNOR & ASSOCIATES (00436)

**Notice Sent Date:**

4/15/2025

**Notice Value:** \$272,837

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

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
GIRARD EDWARD  
**Primary Owner Address:**  
2441 BRITTANY LN  
GRAPEVINE, TX 76051-4301

**Deed Date:** 1/1/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D210089016](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GIRARD AMY B DODGE;GIRARD EDWARD	4/15/2010	<a href="#">D210089016</a>	0000000	0000000
HAPGOOD TONI D;HAPGOOD VINCENT F	7/2/1999	00139290000130	0013929	0000130
WILSON GEORGE E;WILSON SUZANNE	7/31/1995	00120520000237	0012052	0000237
WEEKLEY HOMES INC	9/9/1993	00112330000475	0011233	0000475
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 <sup>+</sup>
2025	\$211,277	\$61,560	\$272,837	\$272,837
2024	\$211,277	\$61,560	\$272,837	\$268,290
2023	\$218,440	\$61,560	\$280,000	\$243,900
2022	\$209,426	\$61,560	\$270,986	\$221,727
2021	\$164,634	\$36,936	\$201,570	\$201,570
2020	\$329,268	\$73,872	\$403,140	\$403,140

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.