



Address: [3409 HERITAGE OAK CT](#)
City: GRAPEVINE
Georeference: 17823--4
Subdivision: HERITAGE OAKS ADDITION-GRPVN
Neighborhood Code: 3C031E

Latitude: 32.9010410665
Longitude: -97.1126265394
TAD Map: 2114-448
MAPSCO: TAR-041A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE OAKS ADDITION-GRPVN Lot 4

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: 1979

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$829,050

Protest Deadline Date: 5/24/2024

Site Number: 06556647

Site Name: HERITAGE OAKS ADDITION-GRPVN-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,521

Percent Complete: 100%

Land Sqft^{*}: 30,326

Land Acres^{*}: 0.6961

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:

MANZO FAMILY TRUST

Primary Owner Address:

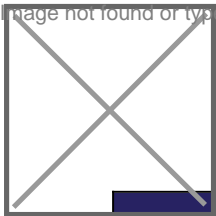
3409 HERITAGE OAK CT
GRAPEVINE, TX 76051

Deed Date: 6/30/2015

Deed Volume:

Deed Page:

Instrument: [D215255704](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANZO PETER B;MANZO VIRGINIA N	5/7/2014	D214097551	0000000	0000000
BROWN NORMAN J	1/1/1992	000000000000000	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	\$549,620	\$279,430	\$829,050	\$829,050
2024	\$549,620	\$279,430	\$829,050	\$797,390
2023	\$488,185	\$279,430	\$767,615	\$724,900
2022	\$379,570	\$279,430	\$659,000	\$659,000
2021	\$432,515	\$208,860	\$641,375	\$641,375
2020	\$432,515	\$208,860	\$641,375	\$641,375

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.