



**Address:** [3404 W T PARR RD](#)  
**City:** GRAPEVINE  
**Georeference:** 17823--8  
**Subdivision:** HERITAGE OAKS ADDITION-GRPVN  
**Neighborhood Code:** 3C031E

**Latitude:** 32.9014473766  
**Longitude:** -97.1131874126  
**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 8

**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:** 1998

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$724,027

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

**Site Number:** 06556701

**Site Name:** HERITAGE OAKS ADDITION-GRPVN-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,892

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,800

**Land Acres<sup>\*</sup>:** 0.2938

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

NANKIVELL BENJAMIN WILLIAM  
NANKIVELL ASHLEY RENEE

**Primary Owner Address:**

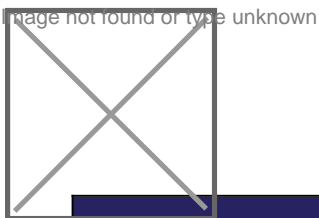
3404 PARR RD  
GRAPEVINE, TX 76051

**Deed Date:** 8/4/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220190136](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANCONIA REAL ESTATE SERVICES INC	7/15/2020	<a href="#">D220190135</a>		
Unlisted	3/20/2015	<a href="#">D215057662</a>		
CLARK MATTHEW A;CLARK RACHAEL	4/26/2013	<a href="#">D213108367</a>	0000000	0000000
LANGFORD ELAINE;LANGFORD JAMES K	4/9/1999	00137610000187	0013761	0000187
GOFF HOMES INC	10/8/1998	00134740000112	0013474	0000112
CHEATHAM GWEN;CHEATHAM KELLY	3/20/1998	00131470000107	0013147	0000107
MILLSAP DEBRA L;MILLSAP PAUL D	7/29/1997	00128700000445	0012870	0000445
BROWN NORMAN J	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	\$577,127	\$146,900	\$724,027	\$723,450
2024	\$577,127	\$146,900	\$724,027	\$657,682
2023	\$486,437	\$146,900	\$633,337	\$597,893
2022	\$404,021	\$146,900	\$550,921	\$543,539
2021	\$405,986	\$88,140	\$494,126	\$494,126
2020	\$326,860	\$88,140	\$415,000	\$415,000

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.