



Address: [2974 PENINSULA DR](#)
City: GRAPEVINE
Georeference: 32540-3-18R
Subdivision: PLACID-PENINSULA ADDITION
Neighborhood Code: 3S400H

Latitude: 32.9766213119
Longitude: -97.1106715037
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 18R

Jurisdictions:

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

State Code: A

Year Built: 1993

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06558666

Site Name: PLACID-PENINSULA ADDITION-3-18R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,463

Percent Complete: 100%

Land Sqft^{*}: 41,459

Land Acres^{*}: 0.9517

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:

MESSINGER IRIS

Primary Owner Address:

3151 HILLTOP DR
SOUTHLAKE, TX 76092

Deed Date: 3/14/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MESSINGER BRUS D;MESSINGER IRIS B	9/24/1998	00134400000317	0013440	0000317
ABERCROMBIE JAS;ABERCROMBIE VALORIE	5/27/1993	00110800002173	0011080	0002173
SALYER & ASSOCIATES INC	12/23/1992	00109010002103	0010901	0002103
PUTNAM COLLEEN G;PUTNAM RALPH B	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	\$437,247	\$242,506	\$679,753	\$679,753
2024	\$437,247	\$242,506	\$679,753	\$679,753
2023	\$408,494	\$242,506	\$651,000	\$651,000
2022	\$295,828	\$172,401	\$468,229	\$468,229
2021	\$298,070	\$172,401	\$470,471	\$470,471
2020	\$193,106	\$406,894	\$600,000	\$458,352

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.