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Address: [2823 PENINSULA DR](#)
City: GRAPEVINE
Georeference: 32540-2-2
Subdivision: PLACID-PENINSULA ADDITION
Neighborhood Code: 3G050F

Latitude: 32.9731677076
Longitude: -97.1100470899
TAD Map: 2114-472
MAPSCO: TAR-013S



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

PROPERTY DATA

Legal Description: PLACID-PENINSULA ADDITION
Block 2 Lot 2 SCHOOL BOUNDARY SPLIT

Jurisdictions:
CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (999)
Site Number: 02209616
Site Name: PLACID-PENINSULA ADDITION Block 2 Lot 2 SCHOOL BOUNDARY SPLIT
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 3,151

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

Year Built: 2005 **Land Sqft^{*}:** 4,591

Personal Property Accounts: N/A
Land Accounts: 10.1053

Agent: OCONNOR & ASSOCIATES (00436)
Pool: N

Notice Sent

Date: 4/15/2025

Notice Value: \$130,954

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:

LOPEZ ERWIN

YURRITA CLAUDIA

Primary Owner Address:

2823 PENINSULA DR
GRAPEVINE, TX 76051

Deed Date: 9/15/2016

Deed Volume:

Deed Page:

Instrument: [D216216690](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POWER ANDREW;POWER ELIZABETH	8/30/2007	D207313549	0000000	0000000
HUFFMAN DAVIE C	1/20/1995	00118830001836	0011883	0001836
HUFFMAN DAVIE C	1/20/1995	00118830001836	0011883	0001836
PATTON WILLIE MAE	1/1/1994	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	\$118,917	\$12,037	\$130,954	\$126,445
2024	\$102,913	\$12,037	\$114,950	\$114,950
2023	\$97,963	\$12,037	\$110,000	\$110,000
2022	\$96,563	\$12,036	\$108,599	\$108,599
2021	\$73,400	\$50,000	\$123,400	\$113,135
2020	\$77,429	\$45,971	\$123,400	\$102,850

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.