



Address: [3408 HERITAGE OAK CT](#)
City: GRAPEVINE
Georeference: 17823--3
Subdivision: HERITAGE OAKS ADDITION-GRPVN
Neighborhood Code: 3C031E

Latitude: 32.90099039
Longitude: -97.1120213539
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 3

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: 1994

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$978,633

Protest Deadline Date: 5/24/2024

Site Number: 06691676

Site Name: HERITAGE OAKS ADDITION-GRPVN-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,098

Percent Complete: 100%

Land Sqft^{*}: 24,602

Land Acres^{*}: 0.5647

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SOHNER MARK THOMAS
SADEGHI AKRAM

Primary Owner Address:

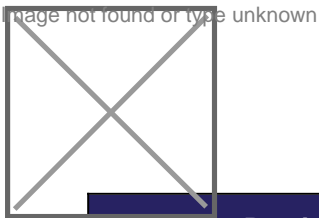
3408 HERITAGE OAK CT
GRAPEVINE, TX 76051

Deed Date: 6/7/2024

Deed Volume:

Deed Page:

Instrument: [D224100630](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HOMES LLC	3/15/2024	D224044927		
PINEDA JOSE DAVID BAEZ	11/22/2023	D223210144		
DALLAS METRO HOLDINGS LLC	11/16/2023	D223207513		
SIZELOVE BRIAN JOSEPH	4/1/2002	00156020000242	0015602	0000242
SIZELOVE BRIAN J;SIZELOVE KELLY S	9/7/1994	00117260002353	0011726	0002353
HEATHERWOOD CUSTOM HOMES INC	6/13/1994	00116310000735	0011631	0000735

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	\$718,913	\$259,720	\$978,633	\$978,633
2024	\$718,913	\$259,720	\$978,633	\$978,633
2023	\$605,799	\$259,720	\$865,519	\$760,560
2022	\$431,698	\$259,720	\$691,418	\$691,418
2021	\$518,325	\$169,440	\$687,765	\$687,765
2020	\$474,456	\$169,440	\$643,896	\$643,896

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.