



**Address:** [3401 HERITAGE OAK CT](#)  
**City:** GRAPEVINE  
**Georeference:** 17823--6  
**Subdivision:** HERITAGE OAKS ADDITION-GRPVN  
**Neighborhood Code:** 3C031E

**Latitude:** 32.9017087592  
**Longitude:** -97.1126680737  
**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 6

**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:** 1995

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$794,085

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

**Site Number:** 06691692

**Site Name:** HERITAGE OAKS ADDITION-GRPVN-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,120

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,680

**Land Acres<sup>\*</sup>:** 0.3829

**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:**

LAVERY PATRICK E  
LAVERY GAYLA J

**Primary Owner Address:**

3401 HERITAGE OAK CT  
GRAPEVINE, TX 76051

**Deed Date:** 12/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222045937](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAVERY FAMILY TRUST	5/26/2020	<a href="#">D220259173</a>		
LAVERY MARY A;LAVERY PATRICK J	6/26/1995	00120110002031	0012011	0002031
HEATHERWOOD CUSTOM HOMES INC	2/3/1995	00118780001584	0011878	0001584
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 <sup>+</sup>
2025	\$602,635	\$191,450	\$794,085	\$736,233
2024	\$602,635	\$191,450	\$794,085	\$669,303
2023	\$501,113	\$191,450	\$692,563	\$608,457
2022	\$420,627	\$191,450	\$612,077	\$553,143
2021	\$422,704	\$114,870	\$537,574	\$502,857
2020	\$342,273	\$114,870	\$457,143	\$457,143

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.