



**Address:** [2104 PRITCHARD DR](#)  
**City:** GRAPEVINE  
**Georeference:** 30965-1-2  
**Subdivision:** OAKWOOD MEADOWS ADDITION  
**Neighborhood Code:** 3G010G

**Latitude:** 32.9442217128  
**Longitude:** -97.0998502776  
**TAD Map:** 2120-464  
**MAPSCO:** TAR-027F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAKWOOD MEADOWS  
ADDITION Block 1 Lot 2

**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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$443,773

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

**Site Number:** 06702600

**Site Name:** OAKWOOD MEADOWS ADDITION-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,995

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,645

**Land Acres<sup>\*</sup>:** 0.1525

**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:**

AKBARI ABDUL H  
AKBARI MARIA

**Primary Owner Address:**

2104 PRITCHARD DR  
GRAPEVINE, TX 76051-8026

**Deed Date:** 4/16/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204120494](#)

| Previous Owners                  | Date       | Instrument     | Deed Volume | Deed Page |
|----------------------------------|------------|----------------|-------------|-----------|
| THOMPSON JACQUE R;THOMPSON JAS O | 3/6/2000   | 00142550000388 | 0014255     | 0000388   |
| HALSTAR HOMES INC                | 3/4/1998   | 00136970000418 | 0013697     | 0000418   |
| CENTENNIAL HOMES INC             | 7/24/1995  | 00120390001234 | 0012039     | 0001234   |
| BC DEV CO                        | 12/15/1994 | 00118260001250 | 0011826     | 0001250   |
| VLMC INC                         | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$368,773          | \$75,000    | \$443,773    | \$409,948                    |
| 2024 | \$368,773          | \$75,000    | \$443,773    | \$372,680                    |
| 2023 | \$370,576          | \$75,000    | \$445,576    | \$338,800                    |
| 2022 | \$372,379          | \$25,000    | \$397,379    | \$308,000                    |
| 2021 | \$255,000          | \$25,000    | \$280,000    | \$280,000                    |
| 2020 | \$255,000          | \$25,000    | \$280,000    | \$280,000                    |

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.