



Address: [2657 JUNIPER LN](#)
City: GRAPEVINE
Georeference: 46096-A-31
Subdivision: WESTERN OAKS ESTATES
Neighborhood Code: 3C031L

Latitude: 32.8975321141
Longitude: -97.1027468211
TAD Map: 2120-444
MAPSCO: TAR-041F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN OAKS ESTATES
Block A Lot 31

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: 1997

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$575,498

Protest Deadline Date: 5/24/2024

Site Number: 06713122

Site Name: WESTERN OAKS ESTATES-A-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,350

Percent Complete: 100%

Land Sqft^{*}: 9,528

Land Acres^{*}: 0.2187

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:

SMITH NEELY C
SMITH RYAN S

Primary Owner Address:

2657 JUNIPER LN
GRAPEVINE, TX 76051-7180

Deed Date: 6/1/2016

Deed Volume:

Deed Page:

Instrument: [D216122018](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GORDON CHARLES FRANK	10/14/2010	D210259231	0000000	0000000
GORDON CHARLES F;GORDON SUSAN S	11/20/1997	00129870000117	0012987	0000117
MOCKINGBIRD DEVELOPMENT LTD	1/1/1994	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 ⁺
2025	\$447,650	\$109,350	\$557,000	\$557,000
2024	\$466,148	\$109,350	\$575,498	\$556,354
2023	\$462,475	\$109,350	\$571,825	\$505,776
2022	\$350,673	\$109,350	\$460,023	\$459,796
2021	\$352,386	\$65,610	\$417,996	\$417,996
2020	\$326,367	\$65,610	\$391,977	\$391,977

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.