



**Address:** [2704 PINEHURST DR](#)  
**City:** GRAPEVINE  
**Georeference:** 23276-1-30  
**Subdivision:** LAKESIDE ESTATES TWO  
**Neighborhood Code:** 3S400G

**Latitude:** 32.9623353832  
**Longitude:** -97.1104544457  
**TAD Map:** 2114-468  
**MAPSCO:** TAR-013W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKESIDE ESTATES TWO  
Block 1 Lot 30

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$724,539

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

**Site Number:** 06726631

**Site Name:** LAKESIDE ESTATES TWO-1-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,894

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,241

**Land Acres<sup>\*</sup>:** 0.2810

**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:**

KICHAN FAMILY REVOCABLE TRUST

**Primary Owner Address:**

2704 PINEHURST DR  
GRAPEVINE, TX 76051

**Deed Date:** 1/5/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224003308](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KICHAN GREG L;KICHAN LAUREN V	1/31/2020	<a href="#">D220024399</a>		
KLONTZ CLAIRE;KLONTZ DARBY LYNN	11/5/2009	<a href="#">D209298724</a>	0000000	0000000
THOMAS STEPHANIE	7/21/2006	<a href="#">D206224616</a>	0000000	0000000
BISHOP CHARLES;BISHOP RHONDA	6/12/2003	00000000000000	0000000	0000000
GARDINER JAMES G;GARDINER JUDITH	4/13/1995	00119400001047	0011940	0001047
WEEKLEY HOMES INC	11/30/1994	00118090001677	0011809	0001677
WRIGHT JOE L TR	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	\$485,250	\$210,750	\$696,000	\$696,000
2024	\$513,789	\$210,750	\$724,539	\$684,775
2023	\$529,197	\$210,750	\$739,947	\$622,523
2022	\$458,812	\$140,500	\$599,312	\$565,930
2021	\$373,982	\$140,500	\$514,482	\$514,482
2020	\$397,705	\$126,450	\$524,155	\$501,179

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.