



Address: [2807 SPRINGBRANCH CT](#)
City: GRAPEVINE
Georeference: 23276-12-17
Subdivision: LAKESIDE ESTATES TWO
Neighborhood Code: 3G050E

Latitude: 32.9657194826
Longitude: -97.1091067596
TAD Map: 2114-472
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 12 Lot 17

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

Protest Deadline Date: 5/24/2024

Site Number: 06727654

Site Name: LAKESIDE ESTATES TWO-12-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,829

Percent Complete: 100%

Land Sqft^{*}: 7,715

Land Acres^{*}: 0.1771

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:

SWANSON LEAH M

Primary Owner Address:

2807 SPRINGBRANCH CT
GRAPEVINE, TX 76051

Deed Date: 9/8/2022

Deed Volume:

Deed Page:

Instrument: [D222224576](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OP SPE PHX1 LLC	2/28/2022	D222057437		
DUPUIS TODD M	6/18/2015	D215136136		
DUPIS TODD M	7/19/2004	D204230730	0000000	0000000
TOMLINSON C A;TOMLINSON MARISSA	3/27/1998	00131460000008	0013146	0000008
WEEKLEY HOMES LP	11/18/1997	00129840000227	0012984	0000227
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 ⁺
2025	\$542,254	\$125,000	\$667,254	\$667,254
2024	\$542,254	\$125,000	\$667,254	\$667,254
2023	\$545,000	\$100,000	\$645,000	\$645,000
2022	\$490,184	\$100,000	\$590,184	\$590,184
2021	\$385,489	\$100,000	\$485,489	\$485,489
2020	\$313,242	\$100,000	\$413,242	\$413,242

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.