



**Address:** [2804 SPRINGBRANCH CT](#)  
**City:** GRAPEVINE  
**Georeference:** 23276-12-23  
**Subdivision:** LAKESIDE ESTATES TWO  
**Neighborhood Code:** 3G050E

**Latitude:** 32.965774799  
**Longitude:** -97.1083375213  
**TAD Map:** 2120-472  
**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 23

**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:** \$592,946

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

**Site Number:** 06727719

**Site Name:** LAKESIDE ESTATES TWO-12-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,270

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,967

**Land Acres<sup>\*</sup>:** 0.2288

**Pool:** Y

<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:**

TOWNSEND HENRY ALLEN III  
TOWNSEND DEBORAH B

**Primary Owner Address:**

2804 SPRINGBRANCH CT  
GRAPEVINE, TX 76051

**Deed Date:** 2/4/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220028083](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOWNSEND DEBORAH B	5/23/1998	00132930000015	0013293	0000015
ZILAR SHERRI M	7/21/1997	00128470000355	0012847	0000355
WEEKLEY HOMES INC	4/4/1997	00127300001699	0012730	0001699
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	\$467,946	\$125,000	\$592,946	\$592,946
2024	\$467,946	\$125,000	\$592,946	\$544,247
2023	\$477,493	\$100,000	\$577,493	\$494,770
2022	\$422,190	\$100,000	\$522,190	\$449,791
2021	\$333,162	\$100,000	\$433,162	\$408,901
2020	\$271,728	\$100,000	\$371,728	\$371,728

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.