



Address: [2696 PINEHURST DR](#)
City: GRAPEVINE
Georeference: 23276-1-26
Subdivision: LAKESIDE ESTATES TWO
Neighborhood Code: 3S400G

Latitude: 32.9622684327
Longitude: -97.1113725631
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 26

Jurisdictions:

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

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: CAMERON PROPERTY TAX (12191)

Protest Deadline Date: 5/24/2024

Site Number: 06867197

Site Name: LAKESIDE ESTATES TWO-1-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,933

Percent Complete: 100%

Land Sqft^{*}: 8,050

Land Acres^{*}: 0.1848

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:

PATRIOTS LIVING TRUST

Primary Owner Address:

2696 PINEHURST DR
GRAPEVINE, TX 76051

Deed Date: 6/27/2018

Deed Volume:

Deed Page:

Instrument: [D218182988-CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGUIRE KELLY J	7/19/2010	D210224460	0000000	0000000
MCDOWELL DANIEL R;MCDOWELL KATHLE	12/23/2002	00162540000272	0016254	0000272
DAVIS KAREN S	8/30/2000	00145130000378	0014513	0000378
DELEON JILL ANN	9/16/1999	00140150000372	0014015	0000372
DELEON JILL A;DELEON RUBEN C	11/19/1997	00129870000055	0012987	0000055
WEEKLEY HOMES LP	6/18/1997	00128060000604	0012806	0000604
WRIGHT JOE L TR	1/1/1995	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	\$440,400	\$138,600	\$579,000	\$579,000
2024	\$440,400	\$138,600	\$579,000	\$579,000
2023	\$589,400	\$138,600	\$728,000	\$610,837
2022	\$483,847	\$92,400	\$576,247	\$555,306
2021	\$412,424	\$92,400	\$504,824	\$504,824
2020	\$421,664	\$83,160	\$504,824	\$497,648

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.