



Address: [304 E FRANKLIN ST](#)
City: GRAPEVINE
Georeference: 16060-30-2R1
Subdivision: GRAPEVINE, CITY OF
Neighborhood Code: 3G030K

Latitude: 32.9365370866
Longitude: -97.075449156
TAD Map: 2126-460
MAPSCO: TAR-028J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GRAPEVINE, CITY OF Block 30
Lot 2R1

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: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$842,300

Protest Deadline Date: 5/24/2024

Site Number: 06891020

Site Name: GRAPEVINE, CITY OF-30-2R1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,960

Percent Complete: 100%

Land Sqft^{*}: 6,325

Land Acres^{*}: 0.1452

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:

CASEY RAYMOND

Primary Owner Address:

PO BOX 1588
COLLEYVILLE, TX 76034-1588

Deed Date: 6/24/2021

Deed Volume:

Deed Page:

Instrument: [D221181558](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DARDEN LESLIE E;DARDEN TERRY M	4/23/2010	D210099931	0000000	0000000
REEDER KATHERINE;REEDER MICHAEL	3/31/2004	D204101256	0000000	0000000
ROBINSON BILL M;ROBINSON LINDA S	5/15/2001	00148990000241	0014899	0000241
WILSON DAVID E	1/1/1996	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	\$662,300	\$180,000	\$842,300	\$842,300
2024	\$662,300	\$180,000	\$842,300	\$812,855
2023	\$553,659	\$185,300	\$738,959	\$738,959
2022	\$497,498	\$185,313	\$682,811	\$682,811
2021	\$439,490	\$185,313	\$624,803	\$624,803
2020	\$492,726	\$180,000	\$672,726	\$538,450

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.