



Address: [1422 RIO BEND CT](#)
City: GRAPEVINE
Georeference: 47423G-1-8
Subdivision: WOOD CREEK ESTATES ADDITION
Neighborhood Code: 3G010I

Latitude: 32.9526900879
Longitude: -97.0917580434
TAD Map: 2120-468
MAPSCO: TAR-027C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOOD CREEK ESTATES
ADDITION Block 1 Lot 8

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: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06896758

Site Name: WOOD CREEK ESTATES ADDITION-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,109

Percent Complete: 100%

Land Sqft^{*}: 8,873

Land Acres^{*}: 0.2036

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:

FATURECHI REZA
SAMADZADEH ILGHAR

Primary Owner Address:

1422 RIO BEND CT
GRAPEVINE, TX 76051-8800

Deed Date: 6/15/2018

Deed Volume:

Deed Page:

Instrument: [D218132700](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LARKE DANIEL S;LARKE HEIDI	3/8/2017	D217054576		
BLASI DAVID	8/26/2010	D210215099	0000000	0000000
ALSUP MYRA V;ALSUP SAQIB M	3/21/2005	D205084330	0000000	0000000
ALSUP MYRA VICTORIA	8/25/2003	D203353295	0000000	0000000
ALSUP MYRA;ALSUP RICHARD DUNNICAN	7/13/2001	00150360000150	0015036	0000150
RUXBURY INC	9/9/1998	00134270000342	0013427	0000342
COUNTER DEVELOPMENT CORP	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	\$456,675	\$70,000	\$526,675	\$526,675
2024	\$456,675	\$70,000	\$526,675	\$526,675
2023	\$404,688	\$70,000	\$474,688	\$474,688
2022	\$406,637	\$70,000	\$476,637	\$476,637
2021	\$303,585	\$70,000	\$373,585	\$373,585
2020	\$305,034	\$70,000	\$375,034	\$375,034

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

There are no exemptions for this property

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.