



**Address:** [1418 RIO BEND CT](#)  
**City:** GRAPEVINE  
**Georeference:** 47423G-1-9  
**Subdivision:** WOOD CREEK ESTATES ADDITION  
**Neighborhood Code:** 3G010I

**Latitude:** 32.9528801834  
**Longitude:** -97.0916108217  
**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 9

**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:** 1998

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$541,000

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

**Site Number:** 06896766

**Site Name:** WOOD CREEK ESTATES ADDITION-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,744

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,647

**Land Acres<sup>\*</sup>:** 0.2673

**Pool:** N

<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:**

HARRIS RANDALL  
HARRIS ANGELA

**Primary Owner Address:**

1418 RIO BEND CT  
GRAPEVINE, TX 76051

**Deed Date:** 9/28/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215223861](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITHAM PATRICIA;WHITHAM WILLIAM	10/7/2005	<a href="#">D205329052</a>	0000000	0000000
WHITHAM WILLIAM	6/12/1999	00139130000231	0013913	0000231
MAPLE CREEK HOMES INC	8/27/1998	00133990000159	0013399	0000159
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 <sup>+</sup>
2025	\$478,000	\$63,000	\$541,000	\$541,000
2024	\$478,000	\$63,000	\$541,000	\$527,986
2023	\$466,163	\$63,000	\$529,163	\$479,987
2022	\$468,443	\$63,000	\$531,443	\$436,352
2021	\$333,684	\$63,000	\$396,684	\$396,684
2020	\$333,684	\$63,000	\$396,684	\$392,645

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.