



**Address:** [1410 RIO BEND CT](#)  
**City:** GRAPEVINE  
**Georeference:** 47423G-1-11  
**Subdivision:** WOOD CREEK ESTATES ADDITION  
**Neighborhood Code:** 3G010I

**Latitude:** 32.9529681405  
**Longitude:** -97.0911623954  
**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 11

**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:** \$501,910

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

**Site Number:** 06896782

**Site Name:** WOOD CREEK ESTATES ADDITION-1-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,596

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,015

**Land Acres<sup>\*</sup>:** 0.2299

**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:**

LEACH FAMILY TRUST

**Primary Owner Address:**

1410 RIO BEND CT  
GRAPEVINE, TX 76051

**Deed Date:** 10/29/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224196190](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TORCHIANA SUSAN KAY	6/20/2014	<a href="#">D214134557</a>	0000000	0000000
BAIRD FELICE M;BAIRD JAMES G	2/4/2008	<a href="#">D208053288</a>	0000000	0000000
WILLETT CURTIS	7/19/2006	<a href="#">D206229484</a>	0000000	0000000
BOUWENS JULIE R;BOUWENS ROBERT J	9/15/2003	<a href="#">D203355631</a>	0000000	0000000
BROOKS WILLIAM DAV JR	2/28/2000	00142480000354	0014248	0000354
ROXBURY INC	8/25/1998	00133960000166	0013396	0000166
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	\$438,910	\$63,000	\$501,910	\$501,910
2024	\$438,910	\$63,000	\$501,910	\$501,910
2023	\$442,237	\$63,000	\$505,237	\$462,835
2022	\$444,395	\$63,000	\$507,395	\$420,759
2021	\$319,508	\$63,000	\$382,508	\$382,508
2020	\$319,508	\$63,000	\$382,508	\$382,508

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.