



Address: [1406 RIO BEND CT](#)
City: GRAPEVINE
Georeference: 47423G-1-12
Subdivision: WOOD CREEK ESTATES ADDITION
Neighborhood Code: 3G010I

Latitude: 32.9530097182
Longitude: -97.0909455805
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 12

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: 1999

Personal Property Account: N/A

Agent: THE GALLAGHER FIRM PLLC (11961)

Notice Sent Date: 4/15/2025

Notice Value: \$590,000

Protest Deadline Date: 5/15/2025

Site Number: 06896790

Site Name: WOOD CREEK ESTATES ADDITION-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,976

Percent Complete: 100%

Land Sqft^{*}: 15,613

Land Acres^{*}: 0.3584

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:

HILLRICHS T W
HILLRICHS S D THOMAS

Primary Owner Address:

1406 RIO BEND CT
GRAPEVINE, TX 76051-8800

Deed Date: 6/3/1999

Deed Volume: 0013859

Deed Page: 0000012

Instrument: 00138590000012

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HILLRICHS THAYNE W	4/1/1998	00131580000161	0013158	0000161
COUNTER DEVELOPMENT CORP	1/1/1995	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	\$527,000	\$63,000	\$590,000	\$590,000
2024	\$527,000	\$63,000	\$590,000	\$553,577
2023	\$530,722	\$63,000	\$593,722	\$503,252
2022	\$523,157	\$63,000	\$586,157	\$457,502
2021	\$352,911	\$63,000	\$415,911	\$415,911
2020	\$352,911	\$63,000	\$415,911	\$415,911

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.