



Address: [704 BRIANA CT](#)
City: GRAPEVINE
Georeference: 17826-1-9
Subdivision: HERITAGE PLACE ADDN-GRAPEVINE
Neighborhood Code: 3G030C

Latitude: 32.9338510517
Longitude: -97.0868148985
TAD Map: 2126-460
MAPSCO: TAR-027M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE PLACE ADDN-GRAPEVINE 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: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$662,714

Protest Deadline Date: 5/24/2024

Site Number: 07045204

Site Name: HERITAGE PLACE ADDN-GRAPEVINE-1-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,742

Percent Complete: 100%

Land Sqft^{*}: 7,559

Land Acres^{*}: 0.1735

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:

THE ALYSON BARRIER FAMILY TRUST DATED MARCH 23 2014

Primary Owner Address:

704 BRIANA CT
GRAPEVINE, TX 76051

Deed Date: 10/16/2018

Deed Volume:

Deed Page:

Instrument: [D218270378](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH ALYSON	6/3/2003	D203203220	0016790	0000310
MORTGAGE ELEC REGISTRATION SYS	5/6/2003	00167000000233	0016700	0000233
METRO EQUITY RELOCATION INC	12/14/2000	00146530000422	0014653	0000422
J TRACY CUSTOM HOMES	3/8/1999	00137240000283	0013724	0000283
CMPA-EAGLE INC	1/1/1997	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	\$512,714	\$150,000	\$662,714	\$654,453
2024	\$512,714	\$150,000	\$662,714	\$594,957
2023	\$496,445	\$110,000	\$606,445	\$540,870
2022	\$471,419	\$80,000	\$551,419	\$491,700
2021	\$367,000	\$80,000	\$447,000	\$447,000
2020	\$367,000	\$80,000	\$447,000	\$447,000

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.