



Address: [706 BRIANA CT](#)
City: GRAPEVINE
Georeference: 17826-1-10
Subdivision: HERITAGE PLACE ADDN-GRAPEVINE
Neighborhood Code: 3G030C

Latitude: 32.9336629092
Longitude: -97.086827276
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 10

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: 2000

Personal Property Account: N/A

Agent: PROPERTY TAX PROTEST (00795)

Notice Sent Date: 4/15/2025

Notice Value: \$685,300

Protest Deadline Date: 5/24/2024

Site Number: 07045212

Site Name: HERITAGE PLACE ADDN-GRAPEVINE-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,767

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

MCCOY NICHOLAS DALE

Primary Owner Address:

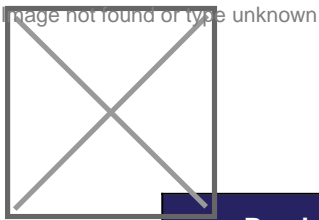
706 BRIANA CT
GRAPEVINE, TX 76051-7417

Deed Date: 5/20/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208217016](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORP	3/14/2008	D208217014	0000000	0000000
STEPHENS DANNY W	8/19/2005	D205253113	0000000	0000000
KUBIK GARY S	10/17/2000	00145820000468	0014582	0000468
UNUMB ENTERPRISES INC	3/31/2000	00142890000285	0014289	0000285
CMPE-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	\$479,959	\$150,000	\$629,959	\$629,959
2024	\$535,300	\$150,000	\$685,300	\$631,309
2023	\$549,697	\$110,000	\$659,697	\$546,788
2022	\$443,891	\$80,000	\$523,891	\$456,500
2021	\$335,000	\$80,000	\$415,000	\$415,000
2020	\$335,000	\$80,000	\$415,000	\$415,000

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.