



**Address:** [3103 LAKE PARK DR](#)  
**City:** GRAPEVINE  
**Georeference:** 23276M-2-5  
**Subdivision:** LAKESIDE ESTATES THREE  
**Neighborhood Code:** 3S400G

**Latitude:** 32.9630854681  
**Longitude:** -97.11486535  
**TAD Map:** 2114-468  
**MAPSCO:** TAR-013W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKESIDE ESTATES THREE  
Block 2 Lot 5

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Notice Value:** \$751,513

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

**Site Number:** 07174845

**Site Name:** LAKESIDE ESTATES THREE-2-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,007

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,600

**Land Acres<sup>\*</sup>:** 0.2203

**Pool:** Y

<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:**

MORRISON REVOCABLE LIVING TRUST

**Primary Owner Address:**

3103 LAKE PARK DR  
GRAPEVINE, TX 76051

**Deed Date:** 6/8/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223227951](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORRISON ANDREW L;MORRISON SAU-YA	2/15/2000	00142250000231	0014225	0000231
WEEKLEY HOMES LP	7/16/1999	00139270000023	0013927	0000023
WRIGHT JOE L TR	1/1/1998	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	\$556,152	\$165,300	\$721,452	\$721,452
2024	\$586,213	\$165,300	\$751,513	\$670,154
2023	\$609,700	\$165,300	\$775,000	\$609,231
2022	\$507,510	\$110,200	\$617,710	\$553,846
2021	\$393,296	\$110,200	\$503,496	\$503,496
2020	\$376,437	\$99,180	\$475,617	\$475,617

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.