



Address: [3012 WOODHAVEN DR](#)
City: GRAPEVINE
Georeference: 23276M-6-3
Subdivision: LAKESIDE ESTATES THREE
Neighborhood Code: 3S400G

Latitude: 32.9653815584
Longitude: -97.1138679017
TAD Map: 2114-472
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 6 Lot 3

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$833,992

Protest Deadline Date: 5/24/2024

Site Number: 07175248

Site Name: LAKESIDE ESTATES THREE-6-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,525

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

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:

HATCHER KENNETH
HATCHER DANIE

Primary Owner Address:

3012 WOODHAVEN DR
GRAPEVINE, TX 76051

Deed Date: 5/22/2018

Deed Volume:

Deed Page:

Instrument: [D218113745](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COOK BRAD;COOK KARLA	3/4/2011	D211055666	0000000	0000000
BAIRD JEFFREY G	8/1/2003	D203299994	0000000	0000000
SULLIVAN GARY P;SULLIVAN KRISTINA	4/14/2000	00000000000000	0000000	0000000
SULLIVAN GARY P ETAL KRISTINA	11/23/1999	00141200000064	0014120	0000064
WEEKLEY HOMES LP	4/7/1999	00137550000165	0013755	0000165
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 ⁺
2025	\$689,392	\$144,600	\$833,992	\$833,992
2024	\$689,392	\$144,600	\$833,992	\$758,670
2023	\$638,400	\$144,600	\$783,000	\$689,700
2022	\$530,600	\$96,400	\$627,000	\$627,000
2021	\$492,996	\$96,400	\$589,396	\$589,396
2020	\$495,275	\$86,760	\$582,035	\$582,035

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.