



Address: [1404 CLEARWATER CT](#)
City: GRAPEVINE
Georeference: 47423G-2-2
Subdivision: WOOD CREEK ESTATES ADDITION
Neighborhood Code: 3G010I

Latitude: 32.9538282001
Longitude: -97.0911437444
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 2 Lot 2

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07309465

Site Name: WOOD CREEK ESTATES ADDITION-2-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,328

Percent Complete: 100%

Land Sqft^{*}: 5,200

Land Acres^{*}: 0.1193

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:

KAIVAN-MEHR ELHAM

KAIVAN-MEHR

Primary Owner Address:

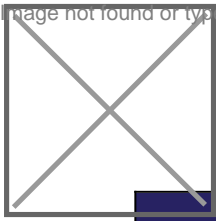
3013 LOCH MEADOW CT
SOUTHLAKE, TX 76092

Deed Date: 12/14/2004

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D204390761](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHEA DEREK;SHEA PERRI	8/23/2001	00151270000213	0015127	0000213
SPRINGFIELD CUSTOM HOMES	9/1/1999	00140280000173	0014028	0000173
COUNTER COMPANIES INC THE	1/1/1999	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	\$416,608	\$70,000	\$486,608	\$486,608
2024	\$416,608	\$70,000	\$486,608	\$486,608
2023	\$407,067	\$70,000	\$477,067	\$477,067
2022	\$394,000	\$70,000	\$464,000	\$464,000
2021	\$304,686	\$70,000	\$374,686	\$374,686
2020	\$304,686	\$70,000	\$374,686	\$374,686

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

There are no exemptions for this property

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.