



**Address:** [2686 PINEHURST DR](#)  
**City:** GRAPEVINE  
**Georeference:** 23277-1-20  
**Subdivision:** LAKESIDE ESTATES FOUR ADDITION  
**Neighborhood Code:** 3S400G

**Latitude:** 32.9622836021  
**Longitude:** -97.1123348845  
**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 FOUR  
ADDITION Block 1 Lot 20

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$817,863

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

**Site Number:** 07386117

**Site Name:** LAKESIDE ESTATES FOUR ADDITION-1-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,397

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,611

**Land Acres<sup>\*</sup>:** 0.2206

**Pool:** N

<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:**

MERIMONTI STEVE  
MERIMONTI JENNIFER

**Primary Owner Address:**

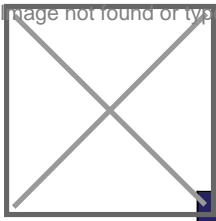
2686 PINEHURST DR  
GRAPEVINE, TX 76051-2422

**Deed Date:** 5/14/2003

**Deed Volume:** 0016717

**Deed Page:** 0000001

**Instrument:** 00167170000001



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LP	11/30/2001	00153100000027	0015310	0000027
WRIGHT JOE L TR	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 <sup>+</sup>
2025	\$652,413	\$165,450	\$817,863	\$817,863
2024	\$652,413	\$165,450	\$817,863	\$771,923
2023	\$670,199	\$165,450	\$835,649	\$701,748
2022	\$578,826	\$110,300	\$689,126	\$637,953
2021	\$469,657	\$110,300	\$579,957	\$579,957
2020	\$471,888	\$99,270	\$571,158	\$571,158

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.