



Image not found or type unknown

Address: [2715 SUMMER WIND DR](#)
City: GRAPEVINE
Georeference: 23277-5-16
Subdivision: LAKESIDE ESTATES FOUR ADDITION
Neighborhood Code: 3S400G

Latitude: 32.9642740723
Longitude: -97.1135290409
TAD Map: 2114-472
MAPSCO: TAR-012Z



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

PROPERTY DATA

Legal Description: LAKESIDE ESTATES FOUR ADDITION Block 5 Lot 16

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$764,418

Protest Deadline Date: 5/24/2024

Site Number: 07386176

Site Name: LAKESIDE ESTATES FOUR ADDITION-5-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,893

Percent Complete: 100%

Land Sqft^{*}: 9,756

Land Acres^{*}: 0.2239

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:

MANNING JAMES S
MANNING MARGARET

Primary Owner Address:

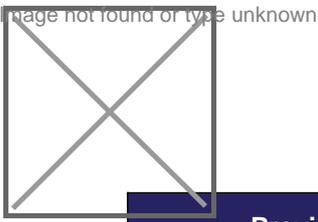
2715 SUMMER WIND DR
GRAPEVINE, TX 76051-2429

Deed Date: 8/16/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211199272](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GROH JOSEPH S;GROH SUSAN L	3/21/2007	D207105927	0000000	0000000
CIUPAK GAYLE DENISE	8/12/2002	00158820000356	0015882	0000356
CIUPAK GAYLE;CIUPAK JOHN R	4/19/2000	00143080000140	0014308	0000140
WEEKLEY HOMES LP	12/7/1999	00141350000183	0014135	0000183
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 ⁺
2025	\$596,418	\$168,000	\$764,418	\$764,418
2024	\$596,418	\$168,000	\$764,418	\$720,825
2023	\$611,753	\$168,000	\$779,753	\$655,295
2022	\$523,310	\$112,000	\$635,310	\$595,723
2021	\$429,566	\$112,000	\$541,566	\$541,566
2020	\$422,600	\$100,800	\$523,400	\$523,400

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.