



**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



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 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<sup>+++</sup>:** 2,893

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,756

**Land Acres<sup>\*</sup>:** 0.2239

**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:**

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	<a href="#">D207105927</a>	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 <sup>+</sup>
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.