



**Address:** [2704 SUMMER WIND DR](#)  
**City:** GRAPEVINE  
**Georeference:** 23277-7-3  
**Subdivision:** LAKESIDE ESTATES FOUR ADDITION  
**Neighborhood Code:** 3S400G

**Latitude:** 32.9631625779  
**Longitude:** -97.1131501811  
**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 7 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:** 2001

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 07386273

**Site Name:** LAKESIDE ESTATES FOUR ADDITION-7-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,189

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,668

**Land Acres<sup>\*</sup>:** 0.2219

**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:**

2704 SUMMER WIND GRAPEVINE TRUST

**Primary Owner Address:**

3225 MCLEOD DR SUITE 777  
LAS VEGAS, NV 89121

**Deed Date:** 1/20/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223023290](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NELSON KERRIE;NELSON MICHAEL	7/26/2006	<a href="#">D206240039</a>	0000000	0000000
MASSEY ANN M;MASSEY R ANDREW	4/18/2005	<a href="#">D205113496</a>	0000000	0000000
DUNGAN CYNTHIA	12/27/2001	00153740000010	0015374	0000010
WEEKLY HOMES L P	6/21/2001	00149710000287	0014971	0000287
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	\$553,022	\$166,425	\$719,447	\$719,447
2024	\$553,022	\$166,425	\$719,447	\$719,447
2023	\$616,105	\$166,425	\$782,530	\$671,525
2022	\$561,087	\$110,950	\$672,037	\$610,477
2021	\$444,029	\$110,950	\$554,979	\$554,979
2020	\$432,100	\$99,855	\$531,955	\$531,955

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.