



Address: [120 SYCAMORE](#)
City: GRAPEVINE
Georeference: 38602C-1-1
Subdivision: SILVER LAKE ESTATES ADDITION
Neighborhood Code: 3G020D

Latitude: 32.9468510738
Longitude: -97.076215955
TAD Map: 2126-464
MAPSCO: TAR-028E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SILVER LAKE ESTATES
ADDITION Block 1 Lot 1

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: 2009

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$706,228

Protest Deadline Date: 5/24/2024

Site Number: 07856458

Site Name: SILVER LAKE ESTATES ADDITION-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,671

Percent Complete: 100%

Land Sqft^{*}: 10,858

Land Acres^{*}: 0.2492

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:

LEARY FAMILY TRUST

Primary Owner Address:

120 SYCAMORE CT
GRAPEVINE, TX 76051

Deed Date: 3/14/2024

Deed Volume:

Deed Page:

Instrument: [D224045565](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEARY BRENDA;LEARY JOHN	2/11/2010	D210032836	0000000	0000000
WEEKLEY HOMES LP	8/29/2009	D209230245	0000000	0000000
FLOREN RENE TR	1/1/2001	000000000000000	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	\$556,228	\$150,000	\$706,228	\$689,656
2024	\$556,228	\$150,000	\$706,228	\$626,960
2023	\$612,905	\$115,000	\$727,905	\$569,964
2022	\$490,716	\$100,000	\$590,716	\$490,876
2021	\$346,251	\$100,000	\$446,251	\$446,251
2020	\$346,251	\$100,000	\$446,251	\$446,251

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.