



Address: [3321 VAN ZANDT CT](#)
City: GRAPEVINE
Georeference: 6303-1-6
Subdivision: CANNON HOMESTEAD ADDITION
Neighborhood Code: 3S100B

Latitude: 32.9727854612
Longitude: -97.1252494382
TAD Map: 2114-472
MAPSCO: TAR-012U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CANNON HOMESTEAD
ADDITION Block 1 Lot 6

Jurisdictions:

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

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$989,830

Protest Deadline Date: 5/24/2024

Site Number: 07887965

Site Name: CANNON HOMESTEAD ADDITION-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,629

Percent Complete: 100%

Land Sqft^{*}: 12,600

Land Acres^{*}: 0.2892

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:

MISCOLL ERIC H

Primary Owner Address:

3321 VAN ZANDT CT
SOUTHLAKE, TX 76092

Deed Date: 9/23/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208381253](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MISCOLL DEBORAH A;MISCOLL ERIC H	7/31/2003	D203285208	0017026	0000258
PSJ PROPERTIES LTD	5/3/2002	00157160000229	0015716	0000229
CANNON HOMESTEAD PRTNSHP	1/1/2001	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	\$733,025	\$216,975	\$950,000	\$929,704
2024	\$772,855	\$216,975	\$989,830	\$845,185
2023	\$786,059	\$216,975	\$1,003,034	\$768,350
2022	\$612,344	\$144,650	\$756,994	\$698,500
2021	\$504,815	\$130,185	\$635,000	\$635,000
2020	\$504,815	\$130,185	\$635,000	\$635,000

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.