



Address: [3325 VAN ZANDT CT](#)
City: GRAPEVINE
Georeference: 6303-1-7
Subdivision: CANNON HOMESTEAD ADDITION
Neighborhood Code: 3S100B

Latitude: 32.9730330592
Longitude: -97.1252487238
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 7

Jurisdictions:

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

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$849,000

Protest Deadline Date: 5/24/2024

Site Number: 07887973

Site Name: CANNON HOMESTEAD ADDITION-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,261

Percent Complete: 100%

Land Sqft^{*}: 12,600

Land Acres^{*}: 0.2892

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ALEGRE TICIANO

Primary Owner Address:

3325 VAN ZANDT CT
SOUTHLAKE, TX 76092

Deed Date: 7/22/2021

Deed Volume:

Deed Page:

Instrument: 233-695758-21

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALEGRE ANNE MARIE;ALEGRE TICIANO	4/12/2019	D219076257		
HUGGHINS BRIAN A;HUGGHINS DARLA M	3/22/2002	00155710000076	0015571	0000076
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	\$593,525	\$216,975	\$810,500	\$810,500
2024	\$632,025	\$216,975	\$849,000	\$772,027
2023	\$678,395	\$216,975	\$895,370	\$701,843
2022	\$535,441	\$144,650	\$680,091	\$638,039
2021	\$543,873	\$36,162	\$580,035	\$580,035
2020	\$449,038	\$130,185	\$579,223	\$579,223

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.