



**Address:** [3013 MAHAN CT](#)  
**City:** GRAPEVINE  
**Georeference:** 24616F-1-5  
**Subdivision:** MAHAN PLACE ADDITION  
**Neighborhood Code:** 3C031F

**Latitude:** 32.8917250263  
**Longitude:** -97.1122394909  
**TAD Map:** 2114-444  
**MAPSCO:** TAR-041E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MAHAN PLACE ADDITION Block  
1 Lot 5

**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:** 2003

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344) Y

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,040,000

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

**Site Number:** 07918135

**Site Name:** MAHAN PLACE ADDITION-1-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,888

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,246

**Land Acres<sup>\*</sup>:** 0.3500

<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:**

RANDOLPH BRIAN  
RANDOLPH MICHELLE

**Primary Owner Address:**

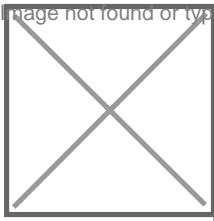
3013 MAHAN CT  
GRAPEVINE, TX 76051-5722

**Deed Date:** 9/30/2003

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D203378859](#)



| Previous Owners | Date      | Instrument      | Deed Volume | Deed Page |
|-----------------|-----------|-----------------|-------------|-----------|
| GRAHAM HART LTD | 10/8/2002 | 00160570000409  | 0016057     | 0000409   |
| MAHAN PLACE LTD | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$781,800          | \$175,000   | \$956,800    | \$915,063                    |
| 2024 | \$865,000          | \$175,000   | \$1,040,000  | \$831,875                    |
| 2023 | \$643,967          | \$175,000   | \$818,967    | \$756,250                    |
| 2022 | \$556,797          | \$175,000   | \$731,797    | \$687,500                    |
| 2021 | \$525,000          | \$100,000   | \$625,000    | \$625,000                    |
| 2020 | \$525,000          | \$100,000   | \$625,000    | \$625,000                    |

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.