



Address: [3412 BALLARD DR](#)
City: GRAPEVINE
Georeference: 23329-1-4
Subdivision: LAKEVIEW ESTATES - GV
Neighborhood Code: 3S100C

Latitude: 32.980232723
Longitude: -97.1234781337
TAD Map: 2114-476
MAPSCO: TAR-012R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKEVIEW ESTATES - GV
Block 1 Lot 4

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$850,117

Protest Deadline Date: 5/24/2024

Site Number: 40220850

Site Name: LAKEVIEW ESTATES - GV-1-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,493

Percent Complete: 100%

Land Sqft^{*}: 7,540

Land Acres^{*}: 0.1730

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:

SIRIKUL JITIPORN

Primary Owner Address:

3412 BALLARD DR
SOUTHLAKE, TX 76092

Deed Date: 9/15/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208363896](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAGER MARK	4/21/2005	D205143713	0000000	0000000
MERCEDES HOMES OF TEXAS LTD	11/12/2004	D205014819	0000000	0000000
FOUR PEAKS INVESTORS I LTD	1/1/2003	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	\$720,292	\$129,825	\$850,117	\$738,500
2024	\$720,292	\$129,825	\$850,117	\$671,364
2023	\$538,609	\$129,825	\$668,434	\$610,331
2022	\$563,034	\$86,550	\$649,584	\$554,846
2021	\$436,055	\$86,550	\$522,605	\$504,405
2020	\$380,655	\$77,895	\$458,550	\$458,550

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.