



Address: [3421 BALBOA CT](#)
City: GRAPEVINE
Georeference: 23329-2-15
Subdivision: LAKEVIEW ESTATES - GV
Neighborhood Code: 3S100C

Latitude: 32.9794311715
Longitude: -97.1241411528
TAD Map: 2114-476
MAPSCO: TAR-012Q



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 2 Lot 15

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$762,586

Protest Deadline Date: 5/24/2024

Site Number: 40221326

Site Name: LAKEVIEW ESTATES - GV-2-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,487

Percent Complete: 100%

Land Sqft^{*}: 11,188

Land Acres^{*}: 0.2568

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:

BROOKHART VICKI ANN

Primary Owner Address:

3421 BALBOA CT
SOUTHLAKE, TX 76092-3215

Deed Date: 9/14/2021

Deed Volume:

Deed Page:

Instrument: [D221278120](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROOKHART KEVIN;BROOKHART VICKI	5/22/2012	D212127063	0000000	0000000
CARLSON ROBERT;CARLSON VIVIAN	8/19/2005	D205252537	0000000	0000000
MERCEDES HOMES OF TEXAS LTD	3/24/2003	D203110223	0000000	0000000
FOUR PEAKS INVESTORS I LTD	1/1/2003	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	\$569,986	\$192,600	\$762,586	\$744,090
2024	\$569,986	\$192,600	\$762,586	\$676,445
2023	\$436,178	\$192,600	\$628,778	\$614,950
2022	\$444,229	\$128,400	\$572,629	\$559,045
2021	\$379,823	\$128,400	\$508,223	\$508,223
2020	\$365,243	\$115,560	\$480,803	\$480,803

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.