



Address: [5317 MERITAGE LN](#)
City: GRAPEVINE
Georeference: 25788-1R-9
Subdivision: MERITAGE ADDITION
Neighborhood Code: 3C100E

Latitude: 32.8828726808
Longitude: -97.0858520254
TAD Map: 2126-440
MAPSCO: TAR-041M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MERITAGE ADDITION Block 1R
Lot 9

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: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$833,000

Protest Deadline Date: 6/2/2025

Site Number: 40430928

Site Name: MERITAGE ADDITION-1R-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,507

Percent Complete: 100%

Land Sqft^{*}: 12,864

Land Acres^{*}: 0.2953

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:

CHEN JACKSON
CHEN KWANYU H

Primary Owner Address:

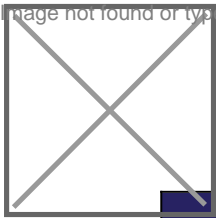
5317 MERITAGE LN
GRAPEVINE, TX 76051-8429

Deed Date: 7/20/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205214919](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MADERA GROUP INC	3/4/2005	D205081520	0000000	0000000
NEWTEX DEVELOPMENT INC	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	\$642,350	\$147,650	\$790,000	\$790,000
2024	\$685,350	\$147,650	\$833,000	\$734,196
2023	\$532,350	\$147,650	\$680,000	\$667,451
2022	\$459,124	\$147,650	\$606,774	\$606,774
2021	\$450,000	\$110,000	\$560,000	\$560,000
2020	\$450,000	\$110,000	\$560,000	\$560,000

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.