



**Address:** [5346 MERITAGE LN](#)  
**City:** GRAPEVINE  
**Georeference:** 25788-1R-18  
**Subdivision:** MERITAGE ADDITION  
**Neighborhood Code:** 3C100E

**Latitude:** 32.881538649  
**Longitude:** -97.0864660826  
**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 18

**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:** 2008

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$777,676

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

**Site Number:** 40431010

**Site Name:** MERITAGE ADDITION-1R-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,590

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,168

**Land Acres<sup>\*</sup>:** 0.1875

**Pool:** N

<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:**

MICHAEL AND JODI MCCORMACK REVOCABLE TRUST

**Primary Owner Address:**

5346 MERITAGE LN  
GRAPEVINE, TX 76051

**Deed Date:** 4/8/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220085832](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCORMACK JODI;MCCORMACK MICHAEL P	11/13/2018	<a href="#">D218251994</a>		
PATEL RASIK M;PATEL SONAL R	11/21/2008	<a href="#">D208443928</a>	0000000	0000000
MADERA GROUP INC	4/7/2008	<a href="#">D208132378</a>	0000000	0000000
NEWTEX DEVELOPMENT INC	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 <sup>+</sup>
2025	\$683,926	\$93,750	\$777,676	\$719,590
2024	\$683,926	\$93,750	\$777,676	\$654,173
2023	\$523,403	\$93,750	\$617,153	\$594,703
2022	\$446,889	\$93,750	\$540,639	\$540,639
2021	\$406,000	\$110,000	\$516,000	\$516,000
2020	\$406,000	\$110,000	\$516,000	\$516,000

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.