



**Address:** [2837 PLACID CIR](#)  
**City:** GRAPEVINE  
**Georeference:** 32540-4-40R1  
**Subdivision:** PLACID-PENINSULA ADDITION  
**Neighborhood Code:** 3S400H

**Latitude:** 32.9725412544  
**Longitude:** -97.110712178  
**TAD Map:** 2114-472  
**MAPSCO:** TAR-013S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PLACID-PENINSULA ADDITION  
Block 4 Lot 40R1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1993

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$960,205

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

**Site Number:** 41198034

**Site Name:** PLACID-PENINSULA ADDITION 4 40R1&R2

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 3,712

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,933

**Land Acres<sup>\*</sup>:** 0.2509

**Pool:** Y

<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:**

FRIEDE KENNETH  
FRIEDE MORGAN

**Primary Owner Address:**

2837 PLACID CIR  
GRAPEVINE, TX 76051

**Deed Date:** 3/6/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224040441](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOSE WHO STAY LIVING TRUST THE	8/6/2020	<a href="#">D220255764</a>		
POSITANO LIVING TRUST	10/12/2016	<a href="#">D216239942</a>		
WILLIAMS GINA;WILLIAMS SETH	6/18/2015	<a href="#">D215145704</a>		
HARDISON ADAM R EST;HARDISON LISBET A	5/15/2012	<a href="#">D212123022</a>	0000000	0000000
CROSS JAMES;CROSS JENNIFER	4/6/2007	<a href="#">D207132549</a>	0000000	0000000
HENJUM DIANA L	1/1/2006	0000000000000000	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	\$772,023	\$188,182	\$960,205	\$960,205
2024	\$772,023	\$188,182	\$960,205	\$960,205
2023	\$771,238	\$188,182	\$959,420	\$906,087
2022	\$723,282	\$125,455	\$848,737	\$823,715
2021	\$623,377	\$125,455	\$748,832	\$748,832
2020	\$537,005	\$112,950	\$649,955	\$649,955

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

There are no exemptions for this property

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.