



**Address:** [2641 EAGLE DR](#)  
**City:** GRAPEVINE  
**Georeference:** 24039D-1-20  
**Subdivision:** LINKSIDE AT GRAPEVINE  
**Neighborhood Code:** A3G010K

**Latitude:** 32.968010144  
**Longitude:** -97.0468693109  
**TAD Map:** 2138-472  
**MAPSCO:** TAR-014V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LINKSIDE AT GRAPEVINE Block  
1 Lot 20

**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:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$462,562

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

**Site Number:** 41205146

**Site Name:** LINKSIDE AT GRAPEVINE-1-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,142

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,213

**Land Acres<sup>\*</sup>:** 0.1196

**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:**

HIGGINS CHARLES W

**Primary Owner Address:**

2641 EAGLE CIR  
GRAPEVINE, TX 76051

**Deed Date:** 11/24/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214256760](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FREY DON	4/24/2007	<a href="#">D207149660</a>	0000000	0000000
TOLL TX IV LP	1/1/2006	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 <sup>+</sup>
2025	\$382,562	\$80,000	\$462,562	\$462,562
2024	\$382,562	\$80,000	\$462,562	\$458,836
2023	\$371,767	\$80,000	\$451,767	\$417,124
2022	\$337,654	\$50,000	\$387,654	\$379,204
2021	\$294,731	\$50,000	\$344,731	\$344,731
2020	\$296,098	\$50,000	\$346,098	\$346,098

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)
- DISABLED VET 70 to 99 PCT 11.22

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.