



Address: [2651 EAGLE DR](#)
City: GRAPEVINE
Georeference: 24039D-1-25
Subdivision: LINKSIDE AT GRAPEVINE
Neighborhood Code: A3G010K

Latitude: 32.9675879686
Longitude: -97.0468885052
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 25

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: 4/15/2025
Notice Value: \$471,699
Protest Deadline Date: 5/24/2024

Site Number: 41205197
Site Name: LINKSIDE AT GRAPEVINE-1-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,201
Percent Complete: 100%
Land Sqft^{*}: 2,950
Land Acres^{*}: 0.0677
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
JAMES REVOCABLE TRUST
Primary Owner Address:
4020 N MACARTHUR BLVD SUITE 122-263
IRVING, TX 75038

Deed Date: 2/18/2025
Deed Volume:
Deed Page:
Instrument: [D225026630](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CREESER LIVING TRUST	6/24/2021	D221183510		
BARTON BRYAN	2/8/2008	D208064728	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 ⁺
2025	\$391,699	\$80,000	\$471,699	\$471,699
2024	\$391,699	\$80,000	\$471,699	\$468,672
2023	\$380,693	\$80,000	\$460,693	\$426,065
2022	\$345,900	\$50,000	\$395,900	\$387,332
2021	\$302,120	\$50,000	\$352,120	\$352,120
2020	\$303,522	\$50,000	\$353,522	\$353,522

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.