



**Address:** [2604 EAGLE CIR](#)  
**City:** GRAPEVINE  
**Georeference:** 24039D-1-30  
**Subdivision:** LINKSIDE AT GRAPEVINE  
**Neighborhood Code:** A3G010K

**Latitude:** 32.9697038851  
**Longitude:** -97.0460603891  
**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 30

**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:** 41205243

**Site Name:** LINKSIDE AT GRAPEVINE-1-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,201

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,875

**Land Acres<sup>\*</sup>:** 0.0660

**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:**

BOHLING CHAD MICHAEL  
BOHLING ALISSA LAYNE

**Primary Owner Address:**

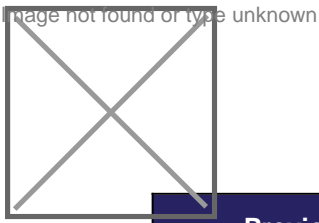
2604 EAGLE CIR  
GRAPEVINE, TX 76051

**Deed Date:** 10/9/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218225610](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHAFER SAMANTHA A	4/1/2015	<a href="#">D215067427</a>		
SSP TRI-STATE LLC	6/1/2011	<a href="#">D211173373</a>	0000000	0000000
SPINGOLA DEAN B	12/22/2010	<a href="#">D211010262</a>	0000000	0000000
SSP TRI-STATE REALTY LLC	3/6/2008	<a href="#">D208101719</a>	0000000	0000000
SPINGOLA DEAN	1/16/2008	<a href="#">D208025241</a>	0000000	0000000
TOLL TX IV LP	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	\$391,699	\$80,000	\$471,699	\$471,699
2024	\$391,699	\$80,000	\$471,699	\$463,965
2023	\$380,693	\$80,000	\$460,693	\$421,786
2022	\$345,900	\$50,000	\$395,900	\$383,442
2021	\$298,584	\$50,000	\$348,584	\$348,584
2020	\$298,584	\$50,000	\$348,584	\$348,584

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.