



**Address:** [4617 KAITLYN LN](#)  
**City:** GRAPEVINE  
**Georeference:** 40453G-1-15  
**Subdivision:** STONE BRIDGE OAKS  
**Neighborhood Code:** A3G010J

**Latitude:** 32.8864410883  
**Longitude:** -97.0814582103  
**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:** STONE BRIDGE OAKS Block 1  
Lot 15

**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:** 2009  
**Personal Property Account:** N/A  
**Agent:** RYAN LLC (00320)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41343387  
**Site Name:** STONE BRIDGE OAKS-1-15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,144  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,355  
**Land Acres<sup>\*</sup>:** 0.0770  
**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:**  
COCANOUGH DANIEL  
COCANOUGH NOLA  
**Primary Owner Address:**  
917 SUNSET LN  
BRIDGEPORT, TX 76426

**Deed Date:** 6/2/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216118803](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRISON SANDRA;HARRISON THOMAS L	4/13/2009	<a href="#">D209102171</a>	0000000	0000000
LIFESTYLE GRAPEVINE 360 LP	1/1/2007	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	\$325,732	\$95,000	\$420,732	\$420,732
2024	\$349,233	\$95,000	\$444,233	\$444,233
2023	\$362,008	\$95,000	\$457,008	\$457,008
2022	\$298,480	\$95,000	\$393,480	\$393,480
2021	\$298,480	\$95,000	\$393,480	\$393,480
2020	\$280,505	\$95,000	\$375,505	\$375,505

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.