



**Address:** [4346 VINEYARD CREEK DR](#)  
**City:** GRAPEVINE  
**Georeference:** 44729D-2-5A  
**Subdivision:** VINEYARD CREEK ESTATES  
**Neighborhood Code:** 3C100M

**Latitude:** 32.8915266015  
**Longitude:** -97.0972793491  
**TAD Map:** 2120-444  
**MAPSCO:** TAR-041F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VINEYARD CREEK ESTATES  
Block 2 Lot 5A

**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:** 2016

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$756,187

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

**Site Number:** 41675657

**Site Name:** VINEYARD CREEK ESTATES-2-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,636

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,418

**Land Acres<sup>\*</sup>:** 0.3309

**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:**

MACEDA FAMILY TRUST

**Primary Owner Address:**

4346 VINEYARD CREEK DR  
GRAPEVINE, TX 76051

**Deed Date:** 12/27/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225000559](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MACEDA JILL;MACEDA WILBERTO SIMON	7/23/2024	<a href="#">D224129410</a>		
BALSER ANDREW TOD;BALSER MIRIAM IVETTE	10/26/2016	<a href="#">D216254244</a>		
MHI PARTNERSHIP	5/12/2016	<a href="#">D216100896</a>		
FR FINANCE LLC	9/3/2015	<a href="#">D215209597</a>		
D R HORTON TEXAS LTD	1/1/2013	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	\$590,687	\$165,500	\$756,187	\$756,187
2024	\$590,687	\$165,500	\$756,187	\$741,819
2023	\$610,798	\$165,500	\$776,298	\$674,381
2022	\$510,320	\$165,500	\$675,820	\$613,074
2021	\$447,340	\$110,000	\$557,340	\$557,340
2020	\$435,729	\$110,000	\$545,729	\$545,729

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.