



Address: [4470 VINEYARD CREEK DR](#)
City: GRAPEVINE
Georeference: 44729D-2-28A
Subdivision: VINEYARD CREEK ESTATES
Neighborhood Code: 3C100M

Latitude: 32.8890489961
Longitude: -97.0961917006
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 28A

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: None
Notice Sent Date: 5/1/2025
Notice Value: \$805,000
Protest Deadline Date: 5/24/2024

Site Number: 41675916
Site Name: VINEYARD CREEK ESTATES-2-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,711
Percent Complete: 100%
Land Sqft^{*}: 11,846
Land Acres^{*}: 0.2719
Pool: Y

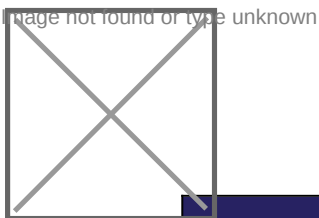
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
SANCHEZ GRISELLE R
SANCHEZ ROBERT A
Primary Owner Address:
4470 VINYARD CREEK DR
GRAPEVINE, TX 76051

Deed Date: 11/18/2016
Deed Volume:
Deed Page:
Instrument: [D216272994](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MHI PARTNERSHIP LTD	5/26/2016	D216113403		
F R FINANCE LLC	9/3/2015	D215209597		
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 ⁺
2025	\$635,050	\$135,950	\$771,000	\$771,000
2024	\$669,050	\$135,950	\$805,000	\$754,919
2023	\$723,855	\$135,950	\$859,805	\$686,290
2022	\$575,546	\$135,950	\$711,496	\$623,900
2021	\$439,000	\$110,000	\$549,000	\$549,000
2020	\$439,000	\$110,000	\$549,000	\$549,000

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.