



**Address:** [1223 CANYON LAKE](#)  
**City:** GRAPEVINE  
**Georeference:** 23213S-3-8A  
**Subdivision:** LAKE POINTE  
**Neighborhood Code:** 3G010P

**Latitude:** 32.9522555247  
**Longitude:** -97.0852084332  
**TAD Map:** 2126-464  
**MAPSCO:** TAR-027C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE POINTE Block 3 Lot 8A

**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:** 4/15/2025

**Notice Value:** \$947,466

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

**Site Number:** 41693639

**Site Name:** LAKE POINTE-3-8A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,048

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,800

**Land Acres<sup>\*</sup>:** 0.1790

**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:**

DRYDEN BENJAMIN H  
DRYDEN MARY A

**Primary Owner Address:**

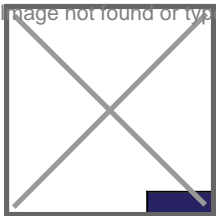
1223 CANYON LAKE  
GRAPEVINE, TX 76051

**Deed Date:** 6/23/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216138083](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOVNANIAN HOMES-DFW LLC	1/28/2015	<a href="#">D215026416</a>		
GSO LB1 LLC	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	\$747,466	\$200,000	\$947,466	\$947,466
2024	\$747,466	\$200,000	\$947,466	\$865,366
2023	\$800,068	\$160,000	\$960,068	\$786,696
2022	\$620,453	\$140,000	\$760,453	\$715,178
2021	\$510,162	\$140,000	\$650,162	\$650,162
2020	\$511,450	\$140,000	\$651,450	\$651,450

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.