



Address: [1265 CANYON LAKE](#)
City: GRAPEVINE
Georeference: 23213S-3-1A1
Subdivision: LAKE POINTE
Neighborhood Code: 3G010P

Latitude: 32.9534543717
Longitude: -97.0860071874
TAD Map: 2126-468
MAPSCO: TAR-027D



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 1A1

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: 2014

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$899,567

Protest Deadline Date: 5/24/2024

Site Number: 800010411

Site Name: LAKE POINTE 3 1A1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,589

Percent Complete: 100%

Land Sqft^{*}: 11,728

Land Acres^{*}: 0.2692

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:

NEILL DAVID
NEILL LINDA ELIZABETH

Primary Owner Address:

1265 CANYON LAKE
GRAPEVINE, TX 76051

Deed Date: 4/14/2016

Deed Volume:

Deed Page:

Instrument: [D215069456](#)

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	\$699,567	\$200,000	\$899,567	\$893,661
2024	\$699,567	\$200,000	\$899,567	\$812,419
2023	\$835,099	\$160,000	\$995,099	\$738,563
2022	\$575,643	\$140,000	\$715,643	\$671,421
2021	\$454,655	\$133,000	\$587,655	\$587,655
2020	\$461,075	\$140,000	\$601,075	\$601,075

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.