

Tarrant Appraisal District

Property Information | PDF

Account Number: 42127198

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



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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.

## **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:

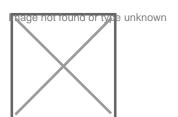
Deed Page:

**Instrument:** D215069456

**VALUES** 

08-10-2025 Page 1

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



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.

## **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.

08-10-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.