



Address: [1014 MEADOW BEND LOOP N](#)
City: GRAPEVINE
Georeference: 37945N-A-31
Subdivision: SHADY BROOK ADDN - GRAPEVINE
Neighborhood Code: 3G030P

Latitude: 32.94766482
Longitude: -97.0858089388
TAD Map: 2126-464
MAPSCO: TAR-027H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADY BROOK ADDN -
GRAPEVINE Block A Lot 31

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: 2021

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$636,000

Protest Deadline Date: 5/24/2024

Site Number: 800036792

Site Name: SHADY BROOK ADDN - GRAPEVINE A 31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,285

Percent Complete: 100%

Land Sqft^{*}: 5,543

Land Acres^{*}: 0.1272

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BRAINARD BRENDA
BRAINARD PAUL

Primary Owner Address:

2694 PINEHURST DR
GRAPEVINE, TX 76051

Deed Date: 7/15/2024

Deed Volume:

Deed Page:

Instrument: [D224123972](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRAINARD BRENDA;BRAINARD CHRIS;BRAINARD PAUL	10/29/2021	D221323688		
KM PROPERTIES INC	10/29/2021	D221323687		
GRAPEVINE SHADY BROOK LLC	8/1/2018	D218051931		

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	\$375,272	\$150,000	\$525,272	\$525,272
2024	\$486,000	\$150,000	\$636,000	\$636,000
2023	\$470,270	\$150,000	\$620,270	\$620,270
2022	\$90,686	\$100,000	\$190,686	\$190,686
2021	\$0	\$70,000	\$70,000	\$70,000
2020	\$0	\$70,000	\$70,000	\$70,000

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

There are no exemptions for this property

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.