



**Address:** [3812 HILLSIDE TR](#)  
**City:** GRAPEVINE  
**Georeference:** 46093-2-6  
**Subdivision:** WESTERN OAKS (GRAPEVINE)  
**Neighborhood Code:** 3C031L

**Latitude:** 32.9016884831  
**Longitude:** -97.1065027817  
**TAD Map:**  
**MAPSCO:** TAR-041A



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WESTERN OAKS (GRAPEVINE)  
Block 2 Lot 6 50% UNDIVIDED INTEREST  
**Jurisdictions:**  
CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE (226)  
**Site Number:** 05629616  
**Site Name:** WESTERN OAKS (GRAPEVINE) 2 6 50% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 3  
**Approximate Size+++:** 3,202  
**State Code:** A  
**Percent Complete:** 100%  
**Year Built:** 1988  
**Land Sqft\*:** 8,837  
**Personal Property Account:** N/A  
**Land Acres\*:** 0.2028  
**Agent:** None  
**Pool:** Y  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$327,736  
**Protest Deadline Date:** 5/24/2024

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

**OWNER INFORMATION**

**Current Owner:**  
CUMMINGS DANIEL H  
CUMMINGS KIMBERLY L  
**Primary Owner Address:**  
3812 HILLSIDE TRL  
GRAPEVINE, TX 76051  
**Deed Date:** 9/14/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219215085](#)

**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	\$277,036	\$50,700	\$327,736	\$327,736
2024	\$277,036	\$50,700	\$327,736	\$312,248
2023	\$275,716	\$50,700	\$326,416	\$283,862
2022	\$207,356	\$50,700	\$258,056	\$258,056
2021	\$208,909	\$30,420	\$239,329	\$239,329
2020	\$217,414	\$30,420	\$247,834	\$247,834

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.