

Tarrant Appraisal District

Property Information | PDF

Account Number: 42615249

Latitude: 32.8855432237

MAPSCO: TAR-040M

TAD Map:

Longitude: -97.1201734079

Address: 4254 HEARTHSIDE DR

City: GRAPEVINE

Georeference: 8519-1-76

Subdivision: COUNTRYSIDE ESTATES ADDITION

Neighborhood Code: 3C030L

Geoglet Mapd or type unknown

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

PROPERTY DATA

Legal Description: COUNTRYSIDE ESTATES ADDITION Block 1 Lot 76 50% UNDIVIDED

INTEREST

CITY OF GRAPEVINE (011) Jurisdictions:

CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY (220)

TARRANT COUNTY SITE SITE AL (224) Residential - Single Family

TARRANT COUNTY POWER (225)

GRAPEVINE-COLLEA/ph/ltdxfint&fbe(5006)+++: 2,523 State Code: A Percent Complete: 100%

Year Built: 1989 **Land Sqft***: 9,778 Personal Property Account to 68: 0.2244

Agent: None Pool: Y

Notice Sent Date:

4/15/2025

Notice Value: \$289,764

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner: LANIER K W

Primary Owner Address: 4254 HEARTHSIDE DR

GRAPEVINE, TX 76051-6532

Deed Date: 1/1/2020 **Deed Volume:**

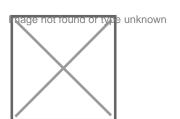
Deed Page:

Instrument: D198115536

VALUES

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^{*} 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$233,664	\$56,100	\$289,764	\$272,372
2024	\$233,664	\$56,100	\$289,764	\$247,611
2023	\$221,620	\$56,100	\$277,720	\$225,101
2022	\$167,140	\$56,100	\$223,240	\$204,637
2021	\$146,034	\$40,000	\$186,034	\$186,034
2020	\$145,013	\$40,000	\$185,013	\$185,013

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.

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