VALUES

Tarrant Appraisal District Property Information | PDF Account Number: 42682183

Address: 3712 LAKERIDGE DR

City: GRAPEVINE Georeference: 26089-1-1 Subdivision: MILLER RESIDENCE Neighborhood Code: 3G050C

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

Legal Description: MILLER RESIDENCE Block 1 Lot

PROPERTY DATA

Jurisdictions: Site Number: 800056616 CITY OF GRAPEVINE (011) Site Name: SubdivisionName MILLER RESIDENCE Block 1 Lot 1 **TARRANT COUNTY (220)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** GRAPEVINE-COLLEYVILLE ISD (906) Approximate Size+++: 4,313 State Code: A Percent Complete: 100% Year Built: 2021 Land Sqft*: 31,613 Personal Property Account: N/A Land Acres*: 0.7257 Agent: BART MCLEROY (X0924) Pool: N Protest Deadline Date: 5/24/2024

This information is intended for reference only and is subject to change. It may not accurately reflect the complete

+++ Rounded.

1

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

OWNER INFORMATION

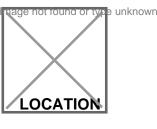
Current Owner: Deed Date: 11/16/2023 THE RODNEY T MILLER AND LYNN MARIE MILLER FAMILY HVING TRUST

Primary Owner Address: 3712 LAKERIDGE DR GRAPEVINE, TX 76051

Deed Page: Instrument: D223207440

Latitude: 32.9759795137 Longitude: -97.0983798089 **TAD Map:** 2120-476 MAPSCO: TAR-013P







Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$740,935	\$155,065	\$896,000	\$896,000
2024	\$794,935	\$155,065	\$950,000	\$950,000
2023	\$782,286	\$155,065	\$937,351	\$937,351
2022	\$803,032	\$154,967	\$957,999	\$957,999
2021	\$0	\$118,750	\$118,750	\$118,750
0	\$0	\$0	\$0	\$0

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.