

## LOCATION

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**Address:** [3600 SOFT WIND CT](#)  
**City:** GRAPEVINE  
**Georeference:** 1910C-1-1  
**Subdivision:** BEAR RUN  
**Neighborhood Code:** A3H010H

**Latitude:** 32.89878752  
**Longitude:** -97.0974371723  
**TAD Map:** 2120-448  
**MAPSCO:** TAR-041B



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** BEAR RUN Block 1 Lot 1

**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:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05560756

**Site Name:** BEAR RUN-1-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,935

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,800

**Land Acres<sup>\*</sup>:** 0.2020

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

KOCH ROXANA  
KOCH CLAUDIA

**Primary Owner Address:**

3600 SOFT WIND CT  
GRAPEVINE, TX 76051-7136

**Deed Date:** 11/4/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213285937](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLISON KATHRYN	11/8/2002	00161350000295	0016135	0000295
VANDERBERG ELNA;VANDERBERG MICHAEL	3/18/1999	00137270000530	0013727	0000530
LEMN HAUNANI;LEMN SCOTT NUNOKAWA	3/2/1993	00109780000840	0010978	0000840
LEMN HAUNANI S Y	3/1/1993	00109780000833	0010978	0000833
DAVID P LEWIS LIVING TRUST	9/5/1990	00102500001418	0010250	0001418
LEWIS DAVID P	6/22/1990	00099740002338	0009974	0002338
AA MANAGEMENT CORP	6/21/1990	00099740002333	0009974	0002333
TEXAS COMMERCE BANK FW	1/2/1990	00098010001355	0009801	0001355
BEAR RUN JV	2/5/1985	00080830000378	0008083	0000378
HEUPPELSHEUSER C R ETAL	1/1/1984	00000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$274,677	\$65,000	\$339,677	\$322,114
2023	\$357,186	\$50,000	\$407,186	\$292,831
2022	\$216,210	\$50,000	\$266,210	\$266,210
2021	\$205,500	\$50,000	\$255,500	\$255,500
2020	\$205,500	\$50,000	\$255,500	\$248,361

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.