



LOCATION

Address: [2408 BLAIR CT](#)

City: GRAPEVINE

Georeference: 2775-1-3

Subdivision: BLAIR MANOR ESTATES

Neighborhood Code: 3G020B

Latitude: 32.9638905423

Longitude: -97.0916824304

TAD Map: 2120-472

MAPSCO: TAR-013Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BLAIR MANOR ESTATES Block
1 Lot 3

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: 1989

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05788382

Site Name: BLAIR MANOR ESTATES-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,577

Percent Complete: 100%

Land Sqft^{*}: 8,181

Land Acres^{*}: 0.1878

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:

ECCLESTON JOSHUA MICHAEL

BRADY JEREMIAH ROBERT

Primary Owner Address:

2408 BLAIR CT

GRAPEVINE, TX 76051

Deed Date: 2/22/2019

Deed Volume:

Deed Page:

Instrument: [D219035917](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ECCLESTON MICHAEL W	7/11/2011	D211172986	0000000	0000000
ECCLESTON MICHAEL;ECCLESTON SUSAN	8/27/1999	00140030000538	0014003	0000538
GEAN JAMES T	7/14/1993	00111520000620	0011152	0000620
AGER BRIAN K;AGER JULIE A	2/4/1992	00105310000873	0010531	0000873
BRENNAN CHARLES E ETLUX DEBRA	12/4/1989	00097790002275	0009779	0002275
HARWOOD MILLER & GIFFIN	9/1/1989	00076050002085	0007605	0002085
G W THOMPSON CONSTR CO INC	7/12/1985	00082420000809	0008242	0000809
TATE CUSTOM BLDR INC	1/1/1985	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$365,645	\$95,000	\$460,645	\$452,928
2023	\$429,555	\$70,000	\$499,555	\$411,753
2022	\$314,321	\$60,000	\$374,321	\$374,321
2021	\$314,321	\$60,000	\$374,321	\$357,843
2020	\$265,312	\$60,000	\$325,312	\$325,312

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.