

## LOCATION

---

**Address:** [3048 HIGH CLIFF DR](#)  
**City:** GRAPEVINE  
**Georeference:** 8998H-1-6  
**Subdivision:** CRYSTAL BUTTE ADDITION  
**Neighborhood Code:** 3C031B

**Latitude:** 32.8980485849  
**Longitude:** -97.1145473371  
**TAD Map:** 2114-448  
**MAPSCO:** TAR-040H



Google Map or type unknown

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

## PROPERTY DATA

---

**Legal Description:** CRYSTAL BUTTE ADDITION  
Block 1 Lot 6

**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:** 1991

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06211569  
**Site Name:** CRYSTAL BUTTE ADDITION-1-6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,557  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 17,990  
**Land Acres<sup>\*</sup>:** 0.4130  
**Pool:** Y

<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

---

**Current Owner:**

MCCARTY LEONARD  
MCCARTY MARY ANN

**Primary Owner Address:**

3048 HIGH CLIFF DR  
GRAPEVINE, TX 76051-6803

**Deed Date:** 4/5/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204226469](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUDDICK SHELLEY;RUDDICK TIMOTHY	6/15/1992	00106740001784	0010674	0001784
WEEKLEY HOMES INC	7/19/1991	00103270001171	0010327	0001171
TATE WILLIAM D	1/1/1987	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	\$544,769	\$206,500	\$751,269	\$689,830
2023	\$465,074	\$206,500	\$671,574	\$627,118
2022	\$391,560	\$206,500	\$598,060	\$570,107
2021	\$394,379	\$123,900	\$518,279	\$518,279
2020	\$397,198	\$123,900	\$521,098	\$497,588

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)
- DISABLED VET 70 to 99 PCT 11.22

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.