



## LOCATION

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**Address:** [2696 PINEHURST DR](#)  
**City:** GRAPEVINE  
**Georeference:** 23276-1-26  
**Subdivision:** LAKESIDE ESTATES TWO  
**Neighborhood Code:** 3S400G

**Latitude:** 32.9622684327  
**Longitude:** -97.1113725631  
**TAD Map:** 2114-468  
**MAPSCO:** TAR-013W



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:** LAKESIDE ESTATES TWO  
Block 1 Lot 26

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06867197

**Site Name:** LAKESIDE ESTATES TWO-1-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,933

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,050

**Land Acres<sup>\*</sup>:** 0.1848

**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

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**Current Owner:**

PATRIOTS LIVING TRUST

**Primary Owner Address:**

2696 PINEHURST DR  
GRAPEVINE, TX 76051

**Deed Date:** 6/27/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218182988-CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGUIRE KELLY J	7/19/2010	<a href="#">D210224460</a>	0000000	0000000
MCDOWELL DANIEL R;MCDOWELL KATHLE	12/23/2002	00162540000272	0016254	0000272
DAVIS KAREN S	8/30/2000	00145130000378	0014513	0000378
DELEON JILL ANN	9/16/1999	00140150000372	0014015	0000372
DELEON JILL A;DELEON RUBEN C	11/19/1997	00129870000055	0012987	0000055
WEEKLEY HOMES LP	6/18/1997	00128060000604	0012806	0000604
WRIGHT JOE L TR	1/1/1995	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	\$440,400	\$138,600	\$579,000	\$579,000
2023	\$589,400	\$138,600	\$728,000	\$610,837
2022	\$483,847	\$92,400	\$576,247	\$555,306
2021	\$412,424	\$92,400	\$504,824	\$504,824
2020	\$421,664	\$83,160	\$504,824	\$497,648

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.