



Address: [3419 CANYON RD](#)
City: GRAND PRAIRIE
Georeference: 7336-J-5
Subdivision: CIMMARON ESTATES ADDN-GRAND PR
Neighborhood Code: 1S030B

Latitude: 32.6876483175
Longitude: -97.0418754029
TAD Map: 2138-368
MAPSCO: TAR-098H



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

PROPERTY DATA

Legal Description: CIMMARON ESTATES ADDN-GRAND PR Block J Lot 5 66.6667% UNDIVIDED INTEREST

Jurisdictions:

- CITY OF GRAND PRAIRIE (038)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07771037

Site Name: CIMMARON ESTATES ADDN-GRAND PR-J-5

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 2,320

Percent Complete: 100%

Land Sqft^{*}: 7,020

Land Acres^{*}: 0.1611

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:

HUYNH BE V
NGUYEN BANH THI

Deed Date: 7/31/2014

Deed Volume:

Deed Page:

Instrument: [D202110002](#)

Primary Owner Address:

3419 CANYON RD
GRAND PRAIRIE, TX 75052-7876

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUYNH BANH ETAL;HUYNH BE V	4/8/2002	00156220000302	0015622	0000302
KB HOME LONE STAR LP	1/1/2001	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	\$139,581	\$31,590	\$171,171	\$168,594
2023	\$147,498	\$27,500	\$174,998	\$153,267
2022	\$121,328	\$27,500	\$148,828	\$139,334
2021	\$100,530	\$27,500	\$128,030	\$126,667
2020	\$90,833	\$27,500	\$118,333	\$115,152

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.