

# Tarrant Appraisal District Property Information | PDF Account Number: 40069028

### Address: 2820 PARK PLACE DR

City: GRAND PRAIRIE Georeference: 24506-4-24 Subdivision: LYNN CREEK HILLS Neighborhood Code: 1M700A Latitude: 32.6404380653 Longitude: -97.0573445909 TAD Map: 2132-352 MAPSCO: TAR-112G





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

## PROPERTY DATA

Legal Description: LYNN CREEK HILLS Block 4 Lot 24

#### Jurisdictions:

CITY OF GRAND PRAIRIE (038) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908)

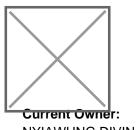
State Code: A

Year Built: 2005 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40069028 Site Name: LYNN CREEK HILLS-4-24 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 3,052 Percent Complete: 100% Land Sqft\*: 6,694 Land Acres\*: 0.1536 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



NYIAWUNG DIVINE N

Primary Owner Address: 2820 PARK PLACE DR GRAND PRAIRIE, TX 75052 Deed Date: 6/30/2014 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D214141559

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAMES DARRELL; JAMES LENORE	10/4/2012	D212251599	000000	0000000
JAMES DARRELL	5/16/2006	D206152620	000000	0000000
MHI PARTNERSHIP LTD	12/3/2004	D204381849	000000	0000000
KP DEVELOPMENT PARTNERS LP	1/1/2002	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$350,006	\$60,000	\$410,006	\$410,006
2023	\$369,986	\$60,000	\$429,986	\$383,030
2022	\$288,209	\$60,000	\$348,209	\$348,209
2021	\$258,273	\$60,000	\$318,273	\$318,273
2020	\$232,330	\$60,000	\$292,330	\$289,731

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.