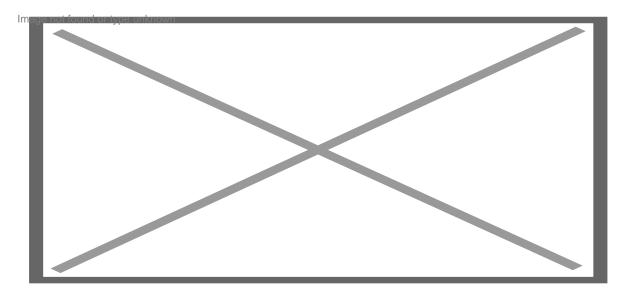


# Tarrant Appraisal District Property Information | PDF Account Number: 40148122

### Address: 2428 FRONTIER DR

City: GRAND PRAIRIE Georeference: 7336-U-8 Subdivision: CIMMARON ESTATES ADDN-GRAND PR Neighborhood Code: 1S030B Latitude: 32.6897216977 Longitude: -97.0381719066 TAD Map: 2138-372 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 U Lot 8

#### 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: 2003

Personal Property Account: N/A Agent: OCONNOR & ASSOCIATES (00436) Protest Deadline Date: 5/15/2025 Site Number: 40148122 Site Name: CIMMARON ESTATES ADDN-GRAND PR-U-8 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,359 Percent Complete: 100% Land Sqft\*: 7,923 Land Acres\*: 0.1818 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



Tarrant Appraisal District Property Information | PDF

ESPITIA LUZ J **Primary Owner Address:** 2428 FRONTIER DR GRAND PRAIRIE, TX 75052-8400 Deed Date: 7/12/2010 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D210192800

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RENDON GIOVANI H;RENDON L ESPI	TIA 1/29/2004	<u>D204046407</u>	000000	0000000
KB HOME LONE STAR 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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$256,717	\$71,307	\$328,024	\$328,024
2023	\$282,694	\$55,000	\$337,694	\$311,589
2022	\$244,527	\$55,000	\$299,527	\$283,263
2021	\$202,512	\$55,000	\$257,512	\$257,512
2020	\$182,921	\$55,000	\$237,921	\$237,921

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.