



**Address:** [2417 PEARWOOD CT](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 25475-H-13-A  
**Subdivision:** MEADOW OAKS ESTATES ADDITION  
**Neighborhood Code:** 1X200J

**Latitude:** 32.7812223989  
**Longitude:** -97.0371438275  
**TAD Map:** 2138-404  
**MAPSCO:** TAR-070R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MEADOW OAKS ESTATES  
ADDITION Block H Lot 13

**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:** 1980

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$386,744

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01721542

**Site Name:** MEADOW OAKS ESTATES ADDITION-H-13-A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,863

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,490

**Land Acres<sup>\*</sup>:** 0.1719

**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:**

TENORIO JOHN  
LANDEROS PHOEBE

**Primary Owner Address:**

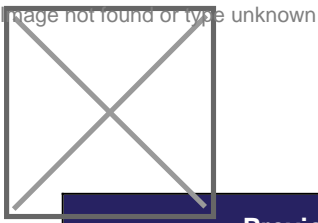
2417 PEARWOOD CT  
GRAND PRAIRIE, TX 75050

**Deed Date:** 10/3/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224177758](#)



| Previous Owners                     | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------------------|-------------|-----------|
| FLEET MELINDA                       | 7/22/2019  | <a href="#">D219161371</a> |             |           |
| FRANKLIN JOHN D;FRANKLIN SONDR      | 9/5/2014   | <a href="#">D214198838</a> |             |           |
| COMEAU JOHN A                       | 4/29/2004  | <a href="#">D204224520</a> | 0000000     | 0000000   |
| MCDANIEL DONALD N;MCDANIEL VICKIE J | 3/20/1995  | 00119160000242             | 0011916     | 0000242   |
| WILLIAMS PATRICIA;WILLIAMS RODNEY N | 12/31/1900 | 000000000000000            | 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 | \$326,744          | \$60,000    | \$386,744    | \$386,744                    |
| 2024 | \$326,744          | \$60,000    | \$386,744    | \$358,080                    |
| 2023 | \$329,280          | \$60,000    | \$389,280    | \$325,527                    |
| 2022 | \$249,350          | \$60,000    | \$309,350    | \$295,934                    |
| 2021 | \$209,031          | \$60,000    | \$269,031    | \$269,031                    |
| 2020 | \$197,941          | \$60,000    | \$257,941    | \$257,941                    |

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

There are no exemptions for this property

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.