



Address: [2447 JANUARY LN](#)
City: GRAND PRAIRIE
Georeference: 38390-A-1
Subdivision: SHERWOOD ESTATES
Neighborhood Code: M1A05D

Latitude: 32.7504733797
Longitude: -97.0398804603
TAD Map: 2138-392
MAPSCO: TAR-084D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHERWOOD ESTATES Block A
Lot 1 PORTION WITH EXEMPTION (50% OF
VALUE)

Jurisdictions:

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

State Code: B

Year Built: 1971

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$99,752

Protest Deadline Date: 5/24/2024

Site Number: 02743175

Site Name: SHERWOOD ESTATES-A-1-E1

Site Class: B - Residential - Multifamily

Parcels: 2

Approximate Size⁺⁺⁺: 1,824

Percent Complete: 100%

Land Sqft^{*}: 8,125

Land Acres^{*}: 0.1865

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:

MAQUIN FAMILY REVOCABLE LIVING TRUST

Primary Owner Address:

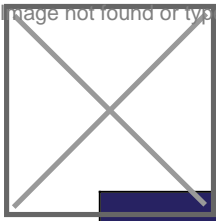
2445 JANUARY LN
GRAND PRAIRIE, TX 75050

Deed Date: 12/21/2020

Deed Volume:

Deed Page:

Instrument: [D221021656](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAQUIN MANUEL;MAQUIN PATRICIA	11/30/2007	D207429977	0000000	0000000
HARRIS ELAINE M EST	2/13/1984	00077420000988	0007742	0000988
BUSTER HAWK WOODY	12/31/1900	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	\$77,252	\$22,500	\$99,752	\$98,172
2024	\$77,252	\$22,500	\$99,752	\$89,247
2023	\$67,660	\$22,500	\$90,160	\$81,134
2022	\$59,759	\$17,500	\$77,259	\$73,758
2021	\$53,923	\$17,500	\$71,423	\$67,053
2020	\$43,457	\$17,500	\$60,957	\$60,957

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.