



**Address:** [2418 FEBRUARY LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 38390-A-17  
**Subdivision:** SHERWOOD ESTATES  
**Neighborhood Code:** 1C0411

**Latitude:** 32.7501238763  
**Longitude:** -97.0385028888  
**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 17

**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:** 1970  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02743345  
**Site Name:** SHERWOOD ESTATES-A-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,543  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,500  
**Land Acres<sup>\*</sup>:** 0.1721  
**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:**  
SILVA MANUEL  
**Primary Owner Address:**  
609 STANMIRE LAKE TRL  
FORT WORTH, TX 76120

**Deed Date:** 8/18/2003  
**Deed Volume:** 0017138  
**Deed Page:** 0000236  
**Instrument:** 00171380000236

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEATTIE JOHN S	10/7/1994	00117620001748	0011762	0001748
CROSS DONALD W	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	\$144,708	\$45,000	\$189,708	\$189,708
2024	\$144,708	\$45,000	\$189,708	\$189,708
2023	\$138,246	\$45,000	\$183,246	\$183,246
2022	\$114,569	\$35,000	\$149,569	\$149,569
2021	\$93,003	\$35,000	\$128,003	\$128,003
2020	\$120,438	\$35,000	\$155,438	\$155,438

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.