



**Address:** [2418 MCKENSIE LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 30593-J-25  
**Subdivision:** OAK HOLLOW (GRAND PRAIRIE)  
**Neighborhood Code:** 1S0400

**Latitude:** 32.6671429204  
**Longitude:** -97.0381197057  
**TAD Map:** 2138-364  
**MAPSCO:** TAR-098V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK HOLLOW (GRAND PRAIRIE) Block J Lot 25

**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:** 1983

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$245,541

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

**Site Number:** 04427262

**Site Name:** OAK HOLLOW (GRAND PRAIRIE)-J-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,326

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,940

**Land Acres<sup>\*</sup>:** 0.1593

**Pool:** N

<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:**

CERVANTES MARIO VILLEGAS  
CERVANTES LETICIA VILLEGAS

**Primary Owner Address:**

1701 AVE F  
GRAND PRAIRIE, TX 75051

**Deed Date:** 11/25/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224212782](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SALDIVAR NICHOLAS	9/29/2022	<a href="#">D222241512</a>		
SALDIVAR ALEXANDRA N	7/14/2011	<a href="#">D21126778</a>	0000000	0000000
LUCHINI DAVID	5/24/2011	<a href="#">D211206779</a>	0000000	0000000
LUCHINI EILEEN PINO;LUCHINI S DAVID	9/27/1983	00076240001202	0007624	0001202
I-20 GRAND PRAIRIE LTD	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 <sup>+</sup>
2025	\$183,081	\$62,460	\$245,541	\$245,541
2024	\$183,081	\$62,460	\$245,541	\$245,541
2023	\$199,239	\$45,000	\$244,239	\$244,239
2022	\$162,770	\$45,000	\$207,770	\$207,770
2021	\$147,368	\$45,000	\$192,368	\$192,368
2020	\$125,447	\$45,000	\$170,447	\$170,447

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.