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Address: [3086 RUSTLEWIND LN](#)
City: GRAND PRAIRIE
Georeference: 22767C-1-9
Subdivision: KIRBY CREEK VILLAGE ADDITION
Neighborhood Code: 1S030D

Latitude: 32.6962308954
Longitude: -97.0372525948
TAD Map: 2138-372
MAPSCO: TAR-098H



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

PROPERTY DATA

Legal Description: KIRBY CREEK VILLAGE
ADDITION Block 1 Lot 9 & PART OF COMMON
AREA

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: 1985

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 05442869

Site Name: KIRBY CREEK VILLAGE ADDITION-1-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,394

Percent Complete: 100%

Land Sqft^{*}: 4,105

Land Acres^{*}: 0.0942

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:

TRICON SFR 2020-2 BORROWER LLC

Primary Owner Address:

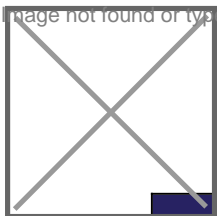
15771 RED HILL AVE
TUSTIN, CA 92780-7303

Deed Date: 11/11/2020

Deed Volume:

Deed Page:

Instrument: [D220302920](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2016-1 BORROWER LLC	10/25/2016	D216251785		
TAH HOLDING LP	6/2/2016	D216121771		
RICHARDSON PENNY J	11/6/1985	00083630000744	0008363	0000744
BRAEWOOD DEV CORP	1/22/1985	00080650001663	0008065	0001663
WILLARD BAKER DEV CO	1/21/1985	00080650001506	0008065	0001506
VISTA MORT & REALTY INC	1/1/1984	0000000000000000	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	\$120,133	\$36,945	\$157,078	\$157,078
2024	\$152,055	\$36,945	\$189,000	\$189,000
2023	\$201,178	\$40,000	\$241,178	\$241,178
2022	\$167,965	\$40,000	\$207,965	\$207,965
2021	\$116,757	\$40,000	\$156,757	\$156,757
2020	\$116,757	\$40,000	\$156,757	\$156,757

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.