



Address: [3054 RUSTLEWIND LN](#)
City: GRAND PRAIRIE
Georeference: 22767C-1-17
Subdivision: KIRBY CREEK VILLAGE ADDITION
Neighborhood Code: 1S030D

Latitude: 32.6969550539
Longitude: -97.0378705333
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 17 & 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: 1997

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 05442966

Site Name: KIRBY CREEK VILLAGE ADDITION-1-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,413

Percent Complete: 100%

Land Sqft^{*}: 3,993

Land Acres^{*}: 0.0916

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:

PROGRESS RESIDENTIAL BORROWER I LLC

Primary Owner Address:

PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 7/26/2017

Deed Volume:

Deed Page:

Instrument: [D217171062](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FREO TEXAS LLC	3/28/2016	D216063479		
DE LA CERDA ELSA	8/29/2008	D208349960	0000000	0000000
FANNIE MAE	5/2/2006	D206134720	0000000	0000000
PICAYO ERLINDA;PICAYO ERNESTO F	8/29/2002	00159500000151	0015950	0000151
TIONGCO ALLEN MARTIN P	12/9/1997	00130070000505	0013007	0000505
CHOICE HOMES TEXAS INC	9/4/1997	00128980000207	0012898	0000207
M R DEVELOPMENT INC	10/20/1995	00121430001329	0012143	0001329
VISTA PARTNERS	9/21/1993	00112450002158	0011245	0002158
BRAEWOOD DEVELOPMENT CORP	1/22/1985	00080650001663	0008065	0001663
WILLARD BAKER DEV CO	1/21/1985	00080650001506	0008065	0001506
VISTA MORT & REALTY INC	1/1/1984	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	\$152,668	\$35,937	\$188,605	\$188,605
2024	\$192,063	\$35,937	\$228,000	\$228,000
2023	\$218,000	\$40,000	\$258,000	\$258,000
2022	\$188,000	\$40,000	\$228,000	\$228,000
2021	\$117,593	\$40,000	\$157,593	\$157,593
2020	\$124,159	\$40,000	\$164,159	\$164,159

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

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Tarrant Appraisal District Property Information | PDF

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.