



**Address:** [2364 SHIRECREEK CIR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 22767C-4-13  
**Subdivision:** KIRBY CREEK VILLAGE ADDITION  
**Neighborhood Code:** 1S030D

**Latitude:** 32.6923307318  
**Longitude:** -97.0394114294  
**TAD Map:** 2138-372  
**MAPSCO:** TAR-098H



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** KIRBY CREEK VILLAGE  
ADDITION Block 4 Lot 13 & 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:** 1996  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$306,470  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05445558  
**Site Name:** KIRBY CREEK VILLAGE ADDITION-4-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,692  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,086  
**Land Acres<sup>\*</sup>:** 0.1626  
**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:**  
TRAN MINH VAN  
**Primary Owner Address:**  
2364 SHIRECREEK CIR  
GRAND PRAIRIE, TX 75052-7807

**Deed Date:** 3/17/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

| Previous Owners                | Date       | Instrument     | Deed Volume | Deed Page |
|--------------------------------|------------|----------------|-------------|-----------|
| PORTER LEE D                   | 2/5/1999   | 00136550000339 | 0013655     | 0000339   |
| BRADLEY DAWN C;BRADLEY JASON E | 4/19/1996  | 00123430000787 | 0012343     | 0000787   |
| CHOICE HOMES-TEXAS INC         | 1/11/1996  | 00122270002364 | 0012227     | 0002364   |
| M R DEVELOPMENT INC            | 10/20/1995 | 00121430001329 | 0012143     | 0001329   |
| VISTA PARTNERS                 | 9/21/1993  | 00112450002158 | 0011245     | 0002158   |
| VISTA MORTGAGE & REALTY INC    | 8/10/1988  | 00093550001735 | 0009355     | 0001735   |
| RYLAND GROUP INC THE           | 1/22/1985  | 00080650001610 | 0008065     | 0001610   |
| WILLARD BAKER DEV CO           | 1/21/1985  | 00080650001558 | 0008065     | 0001558   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$242,696          | \$63,774    | \$306,470    | \$306,152                    |
| 2024 | \$242,696          | \$63,774    | \$306,470    | \$278,320                    |
| 2023 | \$275,460          | \$40,000    | \$315,460    | \$253,018                    |
| 2022 | \$236,293          | \$40,000    | \$276,293    | \$230,016                    |
| 2021 | \$202,926          | \$40,000    | \$242,926    | \$209,105                    |
| 2020 | \$150,095          | \$40,000    | \$190,095    | \$190,095                    |

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.