



Address: [4534 NORMANDY WAY](#)
City: GRAND PRAIRIE
Georeference: 22725-E-1
Subdivision: KINGSGATE ADDITION
Neighborhood Code: 1S040Q

Latitude: 32.663450331
Longitude: -97.0580695701
TAD Map: 2132-360
MAPSCO: TAR-098U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KINGSGATE ADDITION Block E
Lot 1

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

Protest Deadline Date: 5/24/2024

Site Number: 06813321

Site Name: KINGSGATE ADDITION-E-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,191

Percent Complete: 100%

Land Sqft^{*}: 11,244

Land Acres^{*}: 0.2581

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:

NGUYEN HAI VAN

Primary Owner Address:

5419 CEDAR TREE LN
DALLAS, TX 75236

Deed Date: 3/9/2023

Deed Volume:

Deed Page:

Instrument: [D223038951](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
H N LEGACY LLC	1/16/2018	D218010924		
NGUYEN HOA V	7/21/2014	D214161272	0000000	0000000
NOEBELS MARY	5/27/1998	000000000000000	0000000	0000000
JOHNSON JAMSE THOMAS	10/3/1996	00125630000368	0012563	0000368
CENTEX REAL ESTATE CORP	1/1/1995	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 ⁺
2025	\$272,658	\$91,244	\$363,902	\$363,902
2024	\$272,658	\$91,244	\$363,902	\$363,902
2023	\$280,376	\$55,000	\$335,376	\$335,376
2022	\$225,246	\$55,000	\$280,246	\$280,246
2021	\$196,349	\$55,000	\$251,349	\$251,349
2020	\$186,541	\$55,000	\$241,541	\$241,541

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.