



Address: [4506 BRITTANY LN](#)
City: GRAND PRAIRIE
Georeference: 22725-F-12
Subdivision: KINGSGATE ADDITION
Neighborhood Code: 1S040Q

Latitude: 32.6644046226
Longitude: -97.0564148263
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 F
Lot 12

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: 1995

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$329,319

Protest Deadline Date: 5/24/2024

Site Number: 06813666

Site Name: KINGSGATE ADDITION-F-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,014

Percent Complete: 100%

Land Sqft^{*}: 7,480

Land Acres^{*}: 0.1717

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:

LARRAZABAL CARLO S
NGUYEN CINDY Y

Primary Owner Address:

4506 BRITTANY LN
GRAND PRAIRIE, TX 75052

Deed Date: 5/18/2018

Deed Volume:

Deed Page:

Instrument: [D218108371](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN DAVID H	7/29/2003	D203280954	0017014	0000274
ALLEN JANET S;ALLEN SEAN L	1/30/1996	00122510000313	0012251	0000313
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	\$261,999	\$67,320	\$329,319	\$329,319
2024	\$261,999	\$67,320	\$329,319	\$309,947
2023	\$226,770	\$55,000	\$281,770	\$281,770
2022	\$216,463	\$55,000	\$271,463	\$268,076
2021	\$188,705	\$55,000	\$243,705	\$243,705
2020	\$179,287	\$55,000	\$234,287	\$234,287

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.