



**Address:** [2440 WINFORD DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 36685-A-6  
**Subdivision:** ROYAL ESTATES ADDITION-GP  
**Neighborhood Code:** 1S0301

**Latitude:** 32.697459276  
**Longitude:** -97.041776721  
**TAD Map:** 2138-372  
**MAPSCO:** TAR-098D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ROYAL ESTATES ADDITION-GP Block A Lot 6

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$340,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07054327

**Site Name:** ROYAL ESTATES ADDITION-GP-A-6

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,576

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,263

**Land Acres<sup>\*</sup>:** 0.1896

**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:**

STEPHENS JESSICA

**Primary Owner Address:**

2440 WINFORD DR  
GRAND PRAIRIE, TX 75052-7487

**Deed Date:** 3/12/2010

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D210056059](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	10/16/2009	<a href="#">D209319816</a>	0000000	0000000
WELLS FARGO BANK N A	10/6/2009	<a href="#">D209270363</a>	0000000	0000000
DAILEY LANI ILLICK	4/30/2001	00148720000206	0014872	0000206
DAVIS KIMBERLY C	1/20/1998	00130610000462	0013061	0000462
KAUFMAN & BROAD OF TEXAS LTD	8/15/1997	00128770000473	0012877	0000473
SPYGLASS HILL INVESTMENTS INC	1/1/1997	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	\$250,633	\$74,367	\$325,000	\$325,000
2024	\$265,633	\$74,367	\$340,000	\$302,623
2023	\$265,000	\$45,000	\$310,000	\$275,112
2022	\$207,778	\$45,000	\$252,778	\$250,102
2021	\$182,365	\$45,000	\$227,365	\$227,365
2020	\$182,365	\$45,000	\$227,365	\$227,365

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.