



**Address:** [3132 PINE VALLEY DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 36685-B-11  
**Subdivision:** ROYAL ESTATES ADDITION-GP  
**Neighborhood Code:** 1S0301

**Latitude:** 32.6958555894  
**Longitude:** -97.0406357651  
**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:** ROYAL ESTATES ADDITION-  
GP Block B Lot 11

**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:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07054491

**Site Name:** ROYAL ESTATES ADDITION-GP-B-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,276

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,682

**Land Acres<sup>\*</sup>:** 0.1533

**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:**

TULADHAR JAY  
MAGAR INDU THAPA

**Primary Owner Address:**

3132 PINE VALLEY DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 7/5/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222171034](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PINEDA FAMILY TRUST	4/12/2021	<a href="#">D221104995</a>		
PINEDA MIGUEL;PINEDA SARA I	11/4/2005	<a href="#">D205341284</a>	0000000	0000000
KUYKENDALL EDDIE;KUYKENDALL M S	6/22/1998	00132860000231	0013286	0000231
KAUFMAN & BROAD OF TEXAS LTD	2/20/1998	00130910000107	0013091	0000107
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	\$273,206	\$60,138	\$333,344	\$333,344
2024	\$273,206	\$60,138	\$333,344	\$333,344
2023	\$299,530	\$45,000	\$344,530	\$344,530
2022	\$183,113	\$45,000	\$228,113	\$228,113
2021	\$174,133	\$45,000	\$219,133	\$219,133
2020	\$174,976	\$45,000	\$219,976	\$219,976

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.