



**Address:** [3116 LONGBOW DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 36685-C-13  
**Subdivision:** ROYAL ESTATES ADDITION-GP  
**Neighborhood Code:** 1S0301

**Latitude:** 32.696536334  
**Longitude:** -97.0415069747  
**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 C Lot 13

**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

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

**Notice Value:** \$264,965

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

**Site Number:** 07054726

**Site Name:** ROYAL ESTATES ADDITION-GP-C-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,592

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**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:**

RUIZ JUAN

RUIZ DIANA J

**Primary Owner Address:**

3116 LONGBOW DR  
GRAND PRAIRIE, TX 75052-7504

**Deed Date:** 5/3/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207154781](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUIZ DIANA J;RUIZ JUAN	5/3/2007	<a href="#">D207154781</a>	0000000	0000000
RUIZ JUAN H	10/16/2006	<a href="#">D206327870</a>	0000000	0000000
PARISI ANTHONY A	5/28/1998	00132540000103	0013254	0000103
KAUFMAN & BROAD OF TEXAS LTD	2/6/1998	00130770000229	0013077	0000229
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	\$205,565	\$59,400	\$264,965	\$244,445
2024	\$205,565	\$59,400	\$264,965	\$222,223
2023	\$225,135	\$45,000	\$270,135	\$202,021
2022	\$138,655	\$45,000	\$183,655	\$183,655
2021	\$131,996	\$45,000	\$176,996	\$176,996
2020	\$132,636	\$45,000	\$177,636	\$176,584

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.