



Address: [3117 PINE VALLEY DR](#)
City: GRAND PRAIRIE
Georeference: 36685-C-20
Subdivision: ROYAL ESTATES ADDITION-GP
Neighborhood Code: 1S0301

Latitude: 32.6965311832
Longitude: -97.0411485018
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 20

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: \$369,983

Protest Deadline Date: 5/24/2024

Site Number: 07054793

Site Name: ROYAL ESTATES ADDITION-GP-C-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,737

Percent Complete: 100%

Land Sqft^{*}: 6,600

Land Acres^{*}: 0.1515

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:

MCQUADE BENITA C

Primary Owner Address:

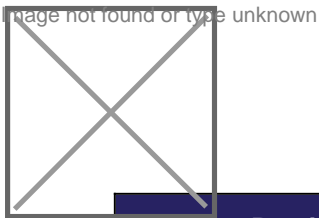
3117 PINE VALLEY DR
GRAND PRAIRIE, TX 75052-7506

Deed Date: 6/17/2004

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D204197839](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEWCOMB KRISTEN P	6/17/1998	00132780000442	0013278	0000442
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 ⁺
2025	\$310,583	\$59,400	\$369,983	\$336,401
2024	\$310,583	\$59,400	\$369,983	\$305,819
2023	\$340,621	\$45,000	\$385,621	\$278,017
2022	\$207,743	\$45,000	\$252,743	\$252,743
2021	\$197,489	\$45,000	\$242,489	\$242,489
2020	\$198,445	\$45,000	\$243,445	\$242,371

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.