



Address: [4852 NEW FOREST DR](#)
City: GRAND PRAIRIE
Georeference: 22742-A-22
Subdivision: KINGSWOOD FOREST ADDITION
Neighborhood Code: 1S040T

Latitude: 32.6562640714
Longitude: -97.0483518064
TAD Map: 2138-360
MAPSCO: TAR-098Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KINGSWOOD FOREST
ADDITION Block A Lot 22

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: 2000
Personal Property Account: N/A
Agent: OCONNOR & ASSOCIATES (00436)
Protest Deadline Date: 5/24/2024

Site Number: 07180497
Site Name: KINGSWOOD FOREST ADDITION-A-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,486
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:
TRAN PHU VAN
Primary Owner Address:
1533 BUCKEYE TRL
GARLAND, TX 75042
Deed Date: 2/2/2016
Deed Volume:
Deed Page:
Instrument: [D216033495](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN LOAN KIM P;TRAN PHU VAN	7/6/2001	00150190000525	0015019	0000525
STANDARD PACIFIC OF TEXAS INC	11/20/2000	00146270000300	0014627	0000300
CAPITAL VENTURE I	1/1/1998	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	\$282,150	\$59,400	\$341,550	\$341,550
2024	\$311,259	\$59,400	\$370,659	\$370,659
2023	\$312,000	\$55,000	\$367,000	\$330,088
2022	\$253,043	\$55,000	\$308,043	\$300,080
2021	\$229,459	\$55,000	\$284,459	\$272,800
2020	\$193,000	\$55,000	\$248,000	\$248,000

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

There are no exemptions for this property

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.