



**Address:** [2744 EXCALIBUR DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 22742-D-22  
**Subdivision:** KINGSWOOD FOREST ADDITION  
**Neighborhood Code:** 1S040T

**Latitude:** 32.6561426969  
**Longitude:** -97.0504085807  
**TAD Map:** 2138-360  
**MAPSCO:** TAR-098Y



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 D 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:** 1999  
**Personal Property Account:** N/A  
**Agent:** OCONNOR & ASSOCIATES (00436)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07181256  
**Site Name:** KINGSWOOD FOREST ADDITION-D-22  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,742  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,798  
**Land Acres<sup>\*</sup>:** 0.1560  
**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:**  
PHAN PHI ETAL  
**Primary Owner Address:**  
5852 WINDY MEADOW LN  
GRAND PRAIRIE, TX 75052

**Deed Date:** 4/4/2000  
**Deed Volume:** 0014299  
**Deed Page:** 0000295  
**Instrument:** 00142990000295

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENGLE HOMES TEXAS INC	6/30/1999	00138960000396	0013896	0000396
CAPITAL VENTURE I	1/1/1998	00000000000000	0000000	0000000



## VALUES

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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	\$302,295	\$61,182	\$363,477	\$363,477
2024	\$317,440	\$61,182	\$378,622	\$378,622
2023	\$329,471	\$55,000	\$384,471	\$384,471
2022	\$276,178	\$55,000	\$331,178	\$331,178
2021	\$212,746	\$55,000	\$267,746	\$267,746
2020	\$185,000	\$55,000	\$240,000	\$240,000

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

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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.