



**Address:** [2751 EXCALIBUR DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 22742-E-20  
**Subdivision:** KINGSWOOD FOREST ADDITION  
**Neighborhood Code:** 1S040T

**Latitude:** 32.6556991487  
**Longitude:** -97.0507061741  
**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 E 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:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$383,366

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

**Site Number:** 07181507

**Site Name:** KINGSWOOD FOREST ADDITION-E-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,406

**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:**

TRAN KAREN HA

**Primary Owner Address:**

2751 EXCALIBUR DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 4/24/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224070292](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN JIMMY DUNG	4/25/2006	<a href="#">D206128105</a>	0000000	0000000
LEON RICARDO P	7/25/2003	<a href="#">D203291451</a>	0017043	0000231
STANDARD PACIFIC OF TEXAS INC	9/11/2001	00151420000362	0015142	0000362
CAPITAL VENTURE I	1/1/1998	000000000000000	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	\$295,600	\$59,400	\$355,000	\$355,000
2024	\$323,966	\$59,400	\$383,366	\$371,316
2023	\$346,961	\$55,000	\$401,961	\$337,560
2022	\$263,612	\$55,000	\$318,612	\$306,873
2021	\$229,564	\$55,000	\$284,564	\$278,975
2020	\$198,614	\$55,000	\$253,614	\$253,614

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.