



**Address:** [2412 WINFORD DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 36685-A-13  
**Subdivision:** ROYAL ESTATES ADDITION-GP  
**Neighborhood Code:** 1S0301

**Latitude:** 32.6974223443  
**Longitude:** -97.0403876271  
**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 A 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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$355,162

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

**Site Number:** 07202741

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,576

**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:**

MCPHEARSON MELVIN  
MCPHEARSON CAROLY

**Primary Owner Address:**

2412 WINFORD DR  
GRAND PRAIRIE, TX 75052-7487

**Deed Date:** 7/26/2001

**Deed Volume:** 0015057

**Deed Page:** 0000310

**Instrument:** 00150570000310

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEE ROGER G;LEE SHARON	10/1/1999	00140480000190	0014048	0000190
KAUFMAN & BROAD OF TEXAS LTD	3/5/1999	00136980000159	0013698	0000159
SPYGLASS HILL INVESTMENTS INC	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 <sup>+</sup>
2025	\$295,762	\$59,400	\$355,162	\$323,102
2024	\$295,762	\$59,400	\$355,162	\$293,729
2023	\$324,379	\$45,000	\$369,379	\$267,026
2022	\$197,751	\$45,000	\$242,751	\$242,751
2021	\$187,972	\$45,000	\$232,972	\$232,972
2020	\$188,878	\$45,000	\$233,878	\$232,921

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.