



Address: [3112 SPYGLASS DR](#)
City: GRAND PRAIRIE
Georeference: 36685-A-18
Subdivision: ROYAL ESTATES ADDITION-GP
Neighborhood Code: 1S0301

Latitude: 32.696958989
Longitude: -97.0397425192
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 18

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$335,148

Protest Deadline Date: 5/24/2024

Site Number: 07202857

Site Name: ROYAL ESTATES ADDITION-GP-A-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,598

Percent Complete: 100%

Land Sqft^{*}: 6,600

Land Acres^{*}: 0.1515

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

NGUYEN QUANG V

Primary Owner Address:

3112 SPYGLASS DR
GRAND PRAIRIE, TX 75052-7509

Deed Date: 3/19/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204089903](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MADERA EVELYN;MADERA NOEL	1/27/1999	00136490000303	0013649	0000303
KAUFMAN & BROAD OF TEXAS LTD	9/11/1998	00134230000464	0013423	0000464
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 ⁺
2025	\$275,748	\$59,400	\$335,148	\$335,148
2024	\$275,748	\$59,400	\$335,148	\$312,266
2023	\$338,299	\$45,000	\$383,299	\$283,878
2022	\$213,071	\$45,000	\$258,071	\$258,071
2021	\$200,391	\$45,000	\$245,391	\$245,391
2020	\$204,181	\$45,000	\$249,181	\$247,222

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.