



Address: [3011 BROOKWOOD CT](#)
City: GRAND PRAIRIE
Georeference: 22767C-A-28-10
Subdivision: KIRBY CREEK VILLAGE ADDITION
Neighborhood Code: 1S030D

Latitude: 32.6971300765
Longitude: -97.036437765
TAD Map: 2138-372
MAPSCO: TAR-098H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KIRBY CREEK VILLAGE
ADDITION Block A Lot 28 BALANCE IN DALLAS
COUNTY

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$325,190

Protest Deadline Date: 5/24/2024

Site Number: 07327536

Site Name: KIRBY CREEK VILLAGE ADDITION-A-28-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,764

Percent Complete: 100%

Land Sqft^{*}: 6,813

Land Acres^{*}: 0.1564

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:

RYAN DAVID
RYAN KAYLYN

Primary Owner Address:

3011 BROOKWOOD CT
GRAND PRAIRIE, TX 75052-7537

Deed Date: 9/1/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209240425](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROUTON TIFFANY;ROUTON WESLEY H	2/8/2000	00142120000427	0014212	0000427
CHOICE HOMES INC	11/9/1999	00140950000365	0014095	0000365
M R DEVELOPMENT CORP	1/1/1999	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	\$263,873	\$61,317	\$325,190	\$309,859
2024	\$263,873	\$61,317	\$325,190	\$281,690
2023	\$299,573	\$28,000	\$327,573	\$256,082
2022	\$239,633	\$28,000	\$267,633	\$232,802
2021	\$193,297	\$28,000	\$221,297	\$211,638
2020	\$164,398	\$28,000	\$192,398	\$192,398

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.