



Address: [2516 RANCHVIEW DR](#)
City: GRAND PRAIRIE
Georeference: 7336-A-1
Subdivision: CIMMARON ESTATES ADDN-GRAND PR
Neighborhood Code: 1S030B

Latitude: 32.6867710161
Longitude: -97.0414114863
TAD Map: 2138-368
MAPSCO: TAR-098H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CIMMARON ESTATES ADDN-GRAND PR Block A Lot 1

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: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$481,051

Protest Deadline Date: 5/24/2024

Site Number: 07340729

Site Name: CIMMARON ESTATES ADDN-GRAND PR-A-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,743

Percent Complete: 100%

Land Sqft^{*}: 8,250

Land Acres^{*}: 0.1893

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:

HUU NGUYEN N
HUU BACHVAN

Primary Owner Address:

2516 RANCHVIEW DR
GRAND PRAIRIE, TX 75052-7808

Deed Date: 2/29/2000

Deed Volume: 0014518

Deed Page: 0000499

Instrument: 00145180000499

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARUFMAN & BROAD LONE STAR LP	10/15/1999	00140560000141	0014056	0000141
INTERIM FINANCIAL SERV INC	1/1/1999	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 ⁺
2025	\$406,801	\$74,250	\$481,051	\$437,564
2024	\$406,801	\$74,250	\$481,051	\$397,785
2023	\$371,012	\$55,000	\$426,012	\$361,623
2022	\$352,776	\$55,000	\$407,776	\$328,748
2021	\$291,206	\$55,000	\$346,206	\$298,862
2020	\$262,491	\$55,000	\$317,491	\$271,693

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.