



Address: [2452 RANCHVIEW DR](#)
City: GRAND PRAIRIE
Georeference: 7336-A-11
Subdivision: CIMMARON ESTATES ADDN-GRAND PR
Neighborhood Code: 1S030B

Latitude: 32.6867453489
Longitude: -97.0394398829
TAD Map: 2138-368
MAPSCO: TAR-098M



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 11

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: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 07340842

Site Name: CIMMARON ESTATES ADDN-GRAND PR-A-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,226

Percent Complete: 100%

Land Sqft^{*}: 6,600

Land Acres^{*}: 0.1515

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:

PHAN QUYNH ANH

NGUYEN CHAU H

Primary Owner Address:

2452 RANCHVIEW DR
GRAND PRAIRIE, TX 75052

Deed Date: 8/11/2015

Deed Volume:

Deed Page:

Instrument: [D215180969](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANCHVIEW 2452 LAND TRUST	8/7/2013	D213222027	0000000	0000000
BANK OF AMERICA NA	10/2/2012	D212276365	0000000	0000000
TFHSP SERIES:LLC SERIES N9	12/6/2011	D211303621	0000000	0000000
THULL JOHN;THULL MAYRA	12/20/2003	D203472466	0000000	0000000
RITA LORENA SANTA	2/15/2000	00142370000275	0014237	0000275
KARUFMAN & BROAD LONE STAR LP	9/15/1999	00140120000217	0014012	0000217
INTERIM FINANCIAL SERV INC	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	\$271,471	\$59,400	\$330,871	\$330,871
2024	\$271,471	\$59,400	\$330,871	\$330,871
2023	\$286,880	\$55,000	\$341,880	\$341,880
2022	\$236,029	\$55,000	\$291,029	\$291,029
2021	\$195,610	\$55,000	\$250,610	\$250,610
2020	\$176,770	\$55,000	\$231,770	\$231,770

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

There are no exemptions for this property

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.