



**Address:** [2432 RANCHVIEW DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 7336-A-16  
**Subdivision:** CIMMARON ESTATES ADDN-GRAND PR  
**Neighborhood Code:** 1S030B

**Latitude:** 32.6867380594  
**Longitude:** -97.0384635715  
**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 16

**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:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07340893

**Site Name:** CIMMARON ESTATES ADDN-GRAND PR-A-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,320

**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:**

HOANG NGUYEN

**Primary Owner Address:**

2432 RANCHVIEW DR  
GRAND PRAIRIE, TX 75052-7800

**Deed Date:** 4/6/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218076009](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUONG LAN	6/24/2013	<a href="#">D213171216</a>	0000000	0000000
PHAM LAN DUONG;PHAM NATHAN	6/19/2007	<a href="#">D207254901</a>	0000000	0000000
LU VOLTER T	5/12/2003	00167120000294	0016712	0000294
MORTGAGE ELECTRONIC REGISTRATI	9/3/2002	00159520000374	0015952	0000374
TAYLOR PHILLIP	9/20/2001	00152110000135	0015211	0000135
KB HOME LONE STAR LP	1/17/2001	00147050000297	0014705	0000297
KARUFMAN & BROAD LONE STAR LP	9/15/1999	00140120000220	0014012	0000220
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 <sup>+</sup>
2025	\$255,600	\$59,400	\$315,000	\$315,000
2024	\$255,600	\$59,400	\$315,000	\$315,000
2023	\$282,000	\$55,000	\$337,000	\$292,820
2022	\$241,500	\$55,000	\$296,500	\$266,200
2021	\$200,105	\$55,000	\$255,105	\$242,000
2020	\$165,000	\$55,000	\$220,000	\$220,000

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.