



Address: [1739 SUNSET RIDGE DR](#)
City: GRAND PRAIRIE
Georeference: 17898G-D-13
Subdivision: HIDDEN CREEK ADDITION
Neighborhood Code: 1X200E

Latitude: 32.7659242643
Longitude: -97.0418393022
TAD Map: 2138-400
MAPSCO: TAR-070V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HIDDEN CREEK ADDITION
Block D Lot 13

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: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$436,147

Protest Deadline Date: 5/24/2024

Site Number: 07889623

Site Name: HIDDEN CREEK ADDITION-D-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,469

Percent Complete: 100%

Land Sqft^{*}: 9,600

Land Acres^{*}: 0.2203

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:

LAI LIEN

LAI DUNG LAI

Primary Owner Address:

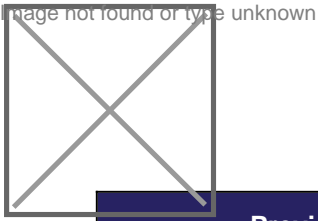
1739 SUNSET RIDGE DR
GRAND PRAIRIE, TX 75050-8313

Deed Date: 9/17/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210231462](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRISON K R HARDY;HARRISON R L	12/3/2002	00161990000011	0016199	0000011
PULTE HOMES OF TEXAS LP	1/1/2001	0000000000000000	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	\$361,147	\$75,000	\$436,147	\$436,147
2024	\$361,147	\$75,000	\$436,147	\$416,395
2023	\$321,332	\$75,000	\$396,332	\$378,541
2022	\$282,279	\$75,000	\$357,279	\$344,128
2021	\$259,154	\$65,000	\$324,154	\$312,844
2020	\$219,404	\$65,000	\$284,404	\$284,404

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.