



Address: [1748 SUNSET RIDGE DR](#)
City: GRAND PRAIRIE
Georeference: 17898G-G-4
Subdivision: HIDDEN CREEK ADDITION
Neighborhood Code: 1X200E

Latitude: 32.7663697387
Longitude: -97.0412880363
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 G Lot 4

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: OCONNOR & ASSOCIATES (00436)
Protest Deadline Date: 5/24/2024

Site Number: 07890273
Site Name: HIDDEN CREEK ADDITION-G-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,060
Percent Complete: 100%
Land Sqft^{*}: 10,378
Land Acres^{*}: 0.2382
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:
KAAN LEVENT
KAAN SIBEL S
Primary Owner Address:
2200 CHRISTOPHER LN
EULESS, TX 76040

Deed Date: 12/22/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206003579](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STRICKLEY DAVID K;STRICKLEY KRISTA	12/19/2002	00162500000239	0016250	0000239
PULTE HOMES OF TEXAS LP	1/1/2001	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	\$253,500	\$75,000	\$328,500	\$328,500
2024	\$300,000	\$75,000	\$375,000	\$375,000
2023	\$280,467	\$75,000	\$355,467	\$355,467
2022	\$257,136	\$75,000	\$332,136	\$319,519
2021	\$235,773	\$65,000	\$300,773	\$290,472
2020	\$199,065	\$65,000	\$264,065	\$264,065

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.