



Address: [2816 GRANDVIEW DR](#)
City: GRAND PRAIRIE
Georeference: 24506-5-28
Subdivision: LYNN CREEK HILLS
Neighborhood Code: 1M700A

Latitude: 32.6396973282
Longitude: -97.0568401657
TAD Map: 2132-352
MAPSCO: TAR-112G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LYNN CREEK HILLS Block 5 Lot 28

Jurisdictions:

- CITY OF GRAND PRAIRIE (038)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Protest Deadline Date: 5/24/2024

Site Number: 40069516
Site Name: LYNN CREEK HILLS-5-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,900
Percent Complete: 100%
Land Sqft^{*}: 6,500
Land Acres^{*}: 0.1492
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:

MARTINEZ JONATHAN

Primary Owner Address:

2816 GRANDVIEW DR
GRAND PRAIRIE, TX 75052-8528

Deed Date: 6/15/2016
Deed Volume:
Deed Page:
Instrument: [D216132788](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCFADDEN CHRISTOPHER	10/16/2003	D203391851	0000000	0000000
GOODMAN FAMILY OD BULIDERS LP	7/15/2003	D203256384	0016936	0000034
KP DEVELOPMENT PARTNERS LP	1/1/2002	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	\$181,106	\$60,000	\$241,106	\$241,106
2024	\$239,102	\$60,000	\$299,102	\$299,102
2023	\$264,537	\$60,000	\$324,537	\$302,070
2022	\$214,609	\$60,000	\$274,609	\$274,609
2021	\$192,738	\$60,000	\$252,738	\$252,738
2020	\$173,787	\$60,000	\$233,787	\$233,787

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.