



**Address:** [2851 PARK SPRINGS DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 24506-8-3  
**Subdivision:** LYNN CREEK HILLS  
**Neighborhood Code:** 1M700A

**Latitude:** 32.6369256685  
**Longitude:** -97.0574708002  
**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 8 Lot 3

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$327,199

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

**Site Number:** 40070484

**Site Name:** LYNN CREEK HILLS-8-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,043

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,780

**Land Acres<sup>\*</sup>:** 0.1786

**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:**

COURTNEY JAY C  
COURTNEY CHERYL

**Primary Owner Address:**

2851 PARK SPRINGS DR  
GRAND PRAIRIE, TX 75052-8530

**Deed Date:** 4/16/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204120866](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MHI PARTNERSHIP LTD	9/25/2003	<a href="#">D203368579</a>	0000000	0000000
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 <sup>+</sup>
2025	\$267,199	\$60,000	\$327,199	\$327,199
2024	\$267,199	\$60,000	\$327,199	\$317,022
2023	\$282,325	\$60,000	\$342,325	\$288,202
2022	\$220,387	\$60,000	\$280,387	\$262,002
2021	\$178,184	\$60,000	\$238,184	\$238,184
2020	\$178,184	\$60,000	\$238,184	\$236,423

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.