



Address: [5831 SUNNY MEADOW LN](#)
City: GRAND PRAIRIE
Georeference: 17657B-3-13
Subdivision: HEATHER GLEN
Neighborhood Code: 1M700D

Latitude: 32.6245685155
Longitude: -97.0559320684
TAD Map: 2132-348
MAPSCO: TAR-112Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HEATHER GLEN Block 3 Lot 13

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: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$354,938

Protest Deadline Date: 5/24/2024

Site Number: 40258416
Site Name: HEATHER GLEN-3-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,276
Percent Complete: 100%
Land Sqft^{*}: 7,393
Land Acres^{*}: 0.1697
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:

CUIZON MELALUNA

Primary Owner Address:

5831 SUNNY MEADOW LN
GRAND PRAIRIE, TX 75052-8783

Deed Date: 5/8/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D209128342](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MIKE SANDLIN HOMES INC	11/3/2003	D203414032	0000000	0000000
SANDLIN BROTHERS JV	1/1/2003	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	\$284,938	\$70,000	\$354,938	\$354,938
2024	\$284,938	\$70,000	\$354,938	\$345,234
2023	\$301,020	\$70,000	\$371,020	\$313,849
2022	\$243,186	\$70,000	\$313,186	\$285,317
2021	\$189,379	\$70,000	\$259,379	\$259,379
2020	\$177,609	\$70,000	\$247,609	\$247,609

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.