



**Address:** [2748 SWEETBRIAR LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 39291-G-25  
**Subdivision:** SOMERTON VILLAGE  
**Neighborhood Code:** 1M700H

**Latitude:** 32.6410713954  
**Longitude:** -97.0523956848  
**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:** SOMERTON VILLAGE Block G  
Lot 25

**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:** 2004

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 40306259  
**Site Name:** SOMERTON VILLAGE-G-25  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,875  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,262  
**Land Acres<sup>\*</sup>:** 0.1667  
**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:**  
MUSQUIZ ANDREW  
**Primary Owner Address:**  
2748 SWEETBRIAR LN  
GRAND PRAIRIE, TX 75052-8547

**Deed Date:** 6/18/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204201139](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHMOND AMERICAN HOMES OF TX	3/15/2004	<a href="#">D204079388</a>	0000000	0000000
SOMERTON VILLAGE LTD	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 <sup>+</sup>
2025	\$247,118	\$55,000	\$302,118	\$302,118
2024	\$247,118	\$55,000	\$302,118	\$302,118
2023	\$297,395	\$55,000	\$352,395	\$282,676
2022	\$251,260	\$55,000	\$306,260	\$256,978
2021	\$178,616	\$55,000	\$233,616	\$233,616
2020	\$178,616	\$55,000	\$233,616	\$233,616

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.