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**Address:** [2744 PLEASANT HILL RD](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 39291-K-25  
**Subdivision:** SOMERTON VILLAGE  
**Neighborhood Code:** 1M700H

**Latitude:** 32.640205572  
**Longitude:** -97.0505336111  
**TAD Map:** 2138-352  
**MAPSCO:** TAR-112G



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

## PROPERTY DATA

**Legal Description:** SOMERTON VILLAGE Block K  
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:** TEXAS TAX PROTEST (05909)

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

**Site Number:** 40306917

**Site Name:** SOMERTON VILLAGE-K-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,811

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**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:**

TRAN QUANG  
TRAN JACKIE TRAN

**Primary Owner Address:**

705 MEDINA DR  
COLUMBIA, MO 65202-3173

**Deed Date:** 6/30/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204215432](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHMOND AMERICAN HOMES OF TX	11/26/2003	<a href="#">D203444516</a>	0000000	0000000
SOMERTON VILLAGE LTD	1/1/2003	0000000000000000	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	\$262,000	\$55,000	\$317,000	\$317,000
2024	\$262,000	\$55,000	\$317,000	\$317,000
2023	\$278,000	\$55,000	\$333,000	\$333,000
2022	\$227,000	\$55,000	\$282,000	\$282,000
2021	\$170,000	\$55,000	\$225,000	\$225,000
2020	\$170,000	\$55,000	\$225,000	\$225,000

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.