



**Address:** [5980 WATERFORD DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 24506-9-11  
**Subdivision:** LYNN CREEK HILLS  
**Neighborhood Code:** 1M700A

**Latitude:** 32.6368482816  
**Longitude:** -97.0548518594  
**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 9 Lot 11

**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:** 2008

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40373495

**Site Name:** LYNN CREEK HILLS-9-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,104

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,747

**Land Acres<sup>\*</sup>:** 0.1778

**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:**

MINYARD AMY

**Primary Owner Address:**

5980 WATERFORD DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 6/27/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222163606](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLQUHOUN LUEROY J;COLQUHOUN TANISHA	5/14/2014	<a href="#">D214104616</a>	0000000	0000000
COLQUHOUN LUEROY JUNIOR	3/31/2009	<a href="#">D209086855</a>	0000000	0000000
MHI PARTNERSHIP LTD	1/17/2006	<a href="#">D206019540</a>	0000000	0000000
KP DEVELOPMENT PARTNERS LP	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	\$250,000	\$60,000	\$310,000	\$310,000
2024	\$277,454	\$60,000	\$337,454	\$337,454
2023	\$293,131	\$60,000	\$353,131	\$353,131
2022	\$228,942	\$60,000	\$288,942	\$288,942
2021	\$205,447	\$60,000	\$265,447	\$265,447
2020	\$185,088	\$60,000	\$245,088	\$245,088

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.