



**Address:** [2868 CONRAD LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213F-1-53  
**Subdivision:** LAKE PARKS WEST  
**Neighborhood Code:** 1M700I

**Latitude:** 32.6469617194  
**Longitude:** -97.0561354602  
**TAD Map:** 2132-356  
**MAPSCO:** TAR-112C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE PARKS WEST Block 1 Lot 53

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$481,553

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

**Site Number:** 40416879

**Site Name:** LAKE PARKS WEST-1-53

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,159

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,126

**Land Acres<sup>\*</sup>:** 0.1865

**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:**

NGUYEN KIM MINH  
PHAM KEVIN V

**Primary Owner Address:**

2868 CONRAD LN  
GRAND PRAIRIE, TX 75052

**Deed Date:** 5/26/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220120831](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHARD BRANDI;RICHARD HERSCHEL	9/9/2015	<a href="#">D215209302</a>		
FIRST TEXAS HOMES INC	3/20/2012	<a href="#">D212074171</a>	0000000	0000000
RVW SUNCHASE 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	\$411,553	\$70,000	\$481,553	\$481,553
2024	\$411,553	\$70,000	\$481,553	\$461,759
2023	\$409,522	\$70,000	\$479,522	\$419,781
2022	\$327,182	\$70,000	\$397,182	\$381,619
2021	\$276,926	\$70,000	\$346,926	\$346,926
2020	\$210,892	\$70,000	\$280,892	\$280,892

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.