



Address: [2863 CONRAD LN](#)
City: GRAND PRAIRIE
Georeference: 23213F-3-7
Subdivision: LAKE PARKS WEST
Neighborhood Code: 1M700I

Latitude: 32.6464667635
Longitude: -97.0557210742
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 3 Lot 7

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: 2004
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$510,236
Protest Deadline Date: 5/24/2024

Site Number: 40416976
Site Name: LAKE PARKS WEST-3-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,676
Percent Complete: 100%
Land Sqft^{*}: 8,292
Land Acres^{*}: 0.1903
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:
NICHOLS LARRY FRANKLIN JR
NICHOLS TONIA RENEE
Primary Owner Address:
2863 CONRAD LN
GRAND PRAIRIE, TX 75052

Deed Date: 6/16/2016
Deed Volume:
Deed Page:
Instrument: [D216133195](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	2/25/2004	D204067756	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 ⁺
2025	\$440,236	\$70,000	\$510,236	\$477,049
2024	\$440,236	\$70,000	\$510,236	\$433,681
2023	\$439,014	\$70,000	\$509,014	\$394,255
2022	\$350,957	\$70,000	\$420,957	\$358,414
2021	\$297,270	\$70,000	\$367,270	\$325,831
2020	\$226,210	\$70,000	\$296,210	\$296,210

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.