



**Address:** [2871 CONRAD LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213F-3-9  
**Subdivision:** LAKE PARKS WEST  
**Neighborhood Code:** 1M700I

**Latitude:** 32.6464855604  
**Longitude:** -97.0561423628  
**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 9

**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:** 2014

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Notice Value:** \$443,572

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

**Site Number:** 40416992

**Site Name:** LAKE PARKS WEST-3-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,370

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,504

**Land Acres<sup>\*</sup>:** 0.1952

**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 SAMUEL

**Primary Owner Address:**

2871 CONRAD LN  
GRAND PRAIRIE, TX 75052

**Deed Date:** 1/2/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225023347](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN NICK-NHAN	1/23/2016	<a href="#">D217016338</a>		
NGUYEN MINH;PHAM THANH-NHAN	1/15/2015	<a href="#">D215010622</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	\$373,572	\$70,000	\$443,572	\$443,572
2024	\$373,572	\$70,000	\$443,572	\$443,572
2023	\$423,404	\$70,000	\$493,404	\$493,404
2022	\$340,865	\$70,000	\$410,865	\$410,865
2021	\$288,947	\$70,000	\$358,947	\$358,947
2020	\$222,388	\$70,000	\$292,388	\$292,388

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.