



**Address:** [2816 ANDREWS DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213F-6-23  
**Subdivision:** LAKE PARKS WEST  
**Neighborhood Code:** 1M700I

**Latitude:** 32.646123308  
**Longitude:** -97.0534798961  
**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 6 Lot 23

**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:** \$423,212

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

**Site Number:** 40417832

**Site Name:** LAKE PARKS WEST-6-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,849

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,110

**Land Acres<sup>\*</sup>:** 0.2091

**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:**

ABREU CAROLINE

**Primary Owner Address:**

2816 ANDREWS DR  
GRAND PRAIRIE, TX 75052-8537

**Deed Date:** 10/15/2013

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D213271103](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESCOBAR JOSE F;ESCOBAR MINA B	9/29/2005	<a href="#">D205295488</a>	0000000	0000000
FIRST TEXAS HOMES INC	7/22/2004	<a href="#">D204239299</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	\$353,212	\$70,000	\$423,212	\$407,524
2024	\$353,212	\$70,000	\$423,212	\$370,476
2023	\$352,254	\$70,000	\$422,254	\$336,796
2022	\$282,231	\$70,000	\$352,231	\$306,178
2021	\$239,544	\$70,000	\$309,544	\$278,344
2020	\$183,040	\$70,000	\$253,040	\$253,040

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.