

# Tarrant Appraisal District Property Information | PDF Account Number: 40578151

### Address: 2336 MERLIN DR

City: GRAND PRAIRIE Georeference: 17993-17-25 Subdivision: HIGH HAWK AT MARTIN'S MEADOW Neighborhood Code: 1S040Y Latitude: 32.6507836049 Longitude: -97.0407235946 TAD Map: 2138-356 MAPSCO: TAR-112D



GoogletMapd or type unknown

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

## PROPERTY DATA

Legal Description: HIGH HAWK AT MARTIN'S MEADOW Block 17 Lot 25	
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: 2005 Personal Property Account: N/A Agent: CHANDLER CROUCH (11730)	Site Number: 40578151 Site Name: HIGH HAWK AT MARTIN'S MEADOW-17-25 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size <sup>+++</sup> : 2,093 Percent Complete: 100% Land Sqft <sup>*</sup> : 7,040 Land Acres <sup>*</sup> : 0.1616 Pool: N
Protest Deadline Date: 5/24/2024	

#### +++ Rounded.

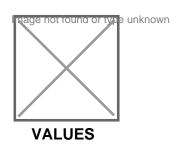
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

Current Owner: ALLABABIDI MUAWIA ALLABABIDI L BECK

Primary Owner Address: 2336 MERLIN DR GRAND PRAIRIE, TX 75052-3046 Deed Date: 1/26/2006 Deed Volume: 000000 Deed Page: 0000000 Instrument: D206031297

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGACY/MONTEREY HOMES LP	10/3/2005	D205296177	000000	0000000
HIGH HAWK LTD	1/1/2004	000000000000000000000000000000000000000	000000	0000000



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$207,784	\$63,360	\$271,144	\$271,144
2024	\$207,784	\$63,360	\$271,144	\$271,144
2023	\$306,293	\$70,000	\$376,293	\$327,724
2022	\$227,931	\$70,000	\$297,931	\$297,931
2021	\$208,133	\$70,000	\$278,133	\$278,133
2020	\$191,450	\$70,000	\$261,450	\$261,450

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.