



Address: [2248 COLCA CANYON RD](#)
City: GRAND PRAIRIE
Georeference: 17993-3-3
Subdivision: HIGH HAWK AT MARTIN'S MEADOW
Neighborhood Code: 1S040Y

Latitude: 32.6556918506
Longitude: -97.0385287794
TAD Map: 2138-360
MAPSCO: TAR-112D



Google Map 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 3 Lot 3

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: 2013

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$487,678

Protest Deadline Date: 5/24/2024

Site Number: 40582345

Site Name: HIGH HAWK AT MARTIN'S MEADOW-3-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,831

Percent Complete: 100%

Land Sqft^{*}: 7,804

Land Acres^{*}: 0.1791

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:

NGUYEN VI T
NGUYEN HUY T

Primary Owner Address:

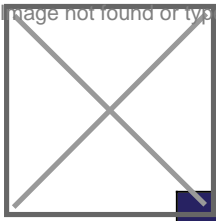
2248 COLCA CANYON RD
GRAND PRAIRIE, TX 75053

Deed Date: 6/20/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214132687](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	5/17/2013	D213144651	0000000	0000000
HIGH HAWK LTD	1/1/2004	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	\$417,442	\$70,236	\$487,678	\$487,678
2024	\$417,442	\$70,236	\$487,678	\$465,850
2023	\$455,494	\$70,000	\$525,494	\$423,500
2022	\$341,828	\$70,000	\$411,828	\$385,000
2021	\$280,000	\$70,000	\$350,000	\$350,000
2020	\$280,000	\$70,000	\$350,000	\$350,000

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.