



Address: [4703 KESTREL ST](#)
City: GRAND PRAIRIE
Georeference: 17993-3-12
Subdivision: HIGH HAWK AT MARTIN'S MEADOW
Neighborhood Code: 1S040Y

Latitude: 32.656752162
Longitude: -97.037971237
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 12

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: 2006

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40582450

Site Name: HIGH HAWK AT MARTIN'S MEADOW-3-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,195

Percent Complete: 100%

Land Sqft^{*}: 9,624

Land Acres^{*}: 0.2209

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 VAN PHUNG

TRAN TRACY TU

Primary Owner Address:

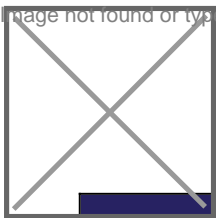
4703 KESTREL ST
GRAND PRAIRIE, TX 75052

Deed Date: 1/4/2022

Deed Volume:

Deed Page:

Instrument: [D222006306](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN DIEN T	7/9/2020	D220164154		
NEI GLOBAL RELOCATION COMPANY	7/9/2020	D220164153		
RUVALCABA FRANCISCO;RUVALCABA M	10/2/2006	D206314514	0000000	0000000
GRAND HOMES 2005 LP	5/26/2006	D206182248	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	\$349,419	\$86,616	\$436,035	\$436,035
2024	\$434,583	\$86,616	\$521,199	\$521,199
2023	\$471,035	\$70,000	\$541,035	\$541,035
2022	\$353,467	\$70,000	\$423,467	\$423,467
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.