



Address: [2215 HOBBY FALCON TR](#)
City: GRAND PRAIRIE
Georeference: 17993-4-25
Subdivision: HIGH HAWK AT MARTIN'S MEADOW
Neighborhood Code: 1S040Y

Latitude: 32.6570903729
Longitude: -97.0373502866
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 4 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: None

Notice Sent Date: 4/15/2025

Notice Value: \$566,397

Protest Deadline Date: 5/24/2024

Site Number: 40582787

Site Name: HIGH HAWK AT MARTIN'S MEADOW-4-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,140

Percent Complete: 100%

Land Sqft^{*}: 8,250

Land Acres^{*}: 0.1893

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:

TRAN VAN

Primary Owner Address:

2215 HOBBY FALCON TR
GRAND PRAIRIE, TX 75052-4151

Deed Date: 1/2/2018

Deed Volume:

Deed Page:

Instrument: [D218002961](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OTIENO EDITH;OTIENO JAMES	1/31/2006	D206044223	0000000	0000000
GRAND HOMES 2005 LP	7/14/2005	D205212471	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	\$492,147	\$74,250	\$566,397	\$483,153
2024	\$492,147	\$74,250	\$566,397	\$439,230
2023	\$454,000	\$70,000	\$524,000	\$399,300
2022	\$345,496	\$70,000	\$415,496	\$363,000
2021	\$260,000	\$70,000	\$330,000	\$330,000
2020	\$260,000	\$70,000	\$330,000	\$330,000

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.