



Address: [2706 SUN RISE LN](#)
City: GRAND PRAIRIE
Georeference: 39291-B-10
Subdivision: SOMERTON VILLAGE
Neighborhood Code: 1M700H

Latitude: 32.6441615768
Longitude: -97.0517104499
TAD Map: 2138-352
MAPSCO: TAR-112C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOMERTON VILLAGE Block B
Lot 10

Jurisdictions:

CITY OF GRAND PRAIRIE (038)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2009

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40659887

Site Name: SOMERTON VILLAGE-B-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,804

Percent Complete: 100%

Land Sqft^{*}: 7,274

Land Acres^{*}: 0.1669

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:

CASTILLO LILIANA

Primary Owner Address:

2706 SUN RISE LN
GRAND PRAIRIE, TX 75052-8580

Deed Date: 9/29/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211239163](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTINEZ JUAN;MARTINEZ ROSA	12/20/2010	D210316544	0000000	0000000
HOLIDAY BUILDERS INC	8/1/2008	D208309556	0000000	0000000
TEXAS HOLIDAY BUILDERS	12/20/2007	D208009688	0000000	0000000
SOMERTON VILLAGE 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	\$364,184	\$55,000	\$419,184	\$419,184
2024	\$364,184	\$55,000	\$419,184	\$419,184
2023	\$381,893	\$55,000	\$436,893	\$381,516
2022	\$303,173	\$55,000	\$358,173	\$346,833
2021	\$262,896	\$55,000	\$317,896	\$315,303
2020	\$231,639	\$55,000	\$286,639	\$286,639

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.