



Address: [2738 SUN RISE LN](#)
City: GRAND PRAIRIE
Georeference: 39291-B-18
Subdivision: SOMERTON VILLAGE
Neighborhood Code: 1M700H

Latitude: 32.6434939707
Longitude: -97.053061688
TAD Map: 2132-352
MAPSCO: TAR-112G



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 18

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40659976

Site Name: SOMERTON VILLAGE-B-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,204

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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 VIET Q

Primary Owner Address:

2738 SUNRISE LN
GRAND PRAIRIE, TX 75052

Deed Date: 8/29/2016

Deed Volume:

Deed Page:

Instrument: [D216200177](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHIPP JOYCE;SHIPP NATHANIEL	9/22/2009	D209256228	0000000	0000000
HOLIDAY BUILDERS INC	8/1/2008	D208309556	0000000	0000000
TEXAS HOLIDAY BUILDERS LP	5/23/2007	D207184481	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	\$245,000	\$55,000	\$300,000	\$300,000
2024	\$270,890	\$55,000	\$325,890	\$325,890
2023	\$325,371	\$55,000	\$380,371	\$300,080
2022	\$274,584	\$55,000	\$329,584	\$272,800
2021	\$193,000	\$55,000	\$248,000	\$248,000
2020	\$193,000	\$55,000	\$248,000	\$248,000

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.