



**Address:** [2348 COMANCHE TR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213G-14-7  
**Subdivision:** LAKE PARKS ADDN  
**Neighborhood Code:** 1M700J

**Latitude:** 32.6406259886  
**Longitude:** -97.0402621131  
**TAD Map:** 2138-352  
**MAPSCO:** TAR-112H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE PARKS ADDN Block 14  
Lot 7

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$556,533

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40776085

**Site Name:** LAKE PARKS ADDN-14-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,052

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,680

**Land Acres<sup>\*</sup>:** 0.2451

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SU PHUONG BICH

**Primary Owner Address:**

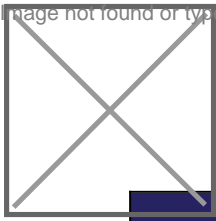
2348 COMANCHE TR  
GRAND PRAIRIE, TX 75052-8595

**Deed Date:** 11/29/2006

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D208068882](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LP	6/13/2006	<a href="#">D206182872</a>	0000000	0000000
TARO PROPERTIES TX I LP	7/25/2005	000000000000000	0000000	0000000
TARO PROPERTIES TX I LP	1/1/2005	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 <sup>+</sup>
2025	\$476,533	\$80,000	\$556,533	\$556,533
2024	\$476,533	\$80,000	\$556,533	\$524,989
2023	\$447,000	\$80,000	\$527,000	\$477,263
2022	\$353,875	\$80,000	\$433,875	\$433,875
2021	\$331,461	\$80,000	\$411,461	\$411,461
2020	\$305,103	\$80,000	\$385,103	\$385,103

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.