



Address: [2312 COMANCHE TR](#)
City: GRAND PRAIRIE
Georeference: 23213G-14-16
Subdivision: LAKE PARKS ADDN
Neighborhood Code: 1M700J

Latitude: 32.6406880945
Longitude: -97.038080608
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 16

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: OOWNWELL INC (12140)

Notice Sent Date: 5/1/2025

Notice Value: \$530,990

Protest Deadline Date: 5/24/2024

Site Number: 40776182

Site Name: LAKE PARKS ADDN-14-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,816

Percent Complete: 100%

Land Sqft^{*}: 11,194

Land Acres^{*}: 0.2569

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:

HICKS BONITA

Primary Owner Address:

2312 COMANCHE TR
GRAND PRAIRIE, TX 75052-8595

Deed Date: 1/14/2015

Deed Volume:

Deed Page:

Instrument: 325-535170-13

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HICKS REVELL E	8/10/2012	D212195954	0000000	0000000
HICKS BONITA;HICKS REVELL E	6/15/2006	D206185824	0000000	0000000
LEGACY/MONTEREY HOMES LP	2/6/2006	D206038661	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 ⁺
2025	\$450,990	\$80,000	\$530,990	\$530,990
2024	\$450,990	\$80,000	\$530,990	\$502,027
2023	\$453,122	\$80,000	\$533,122	\$456,388
2022	\$334,898	\$80,000	\$414,898	\$414,898
2021	\$313,684	\$80,000	\$393,684	\$393,684
2020	\$288,737	\$80,000	\$368,737	\$368,737

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.