



Address: [2312 WICHITA TR](#)
City: GRAND PRAIRIE
Georeference: 23213D-20-12
Subdivision: LAKE PARKS EAST
Neighborhood Code: 1M700K

Latitude: 32.6430076784
Longitude: -97.0406770066
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 EAST Block 20 Lot 12

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: 4/15/2025

Notice Value: \$399,136

Protest Deadline Date: 5/24/2024

Site Number: 40849279

Site Name: LAKE PARKS EAST-20-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,236

Percent Complete: 100%

Land Sqft^{*}: 9,173

Land Acres^{*}: 0.2105

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:

RODRIGUEZ JAVIER
RODRIGUEZ MONICA

Primary Owner Address:

2312 WICHITA TR
GRAND PRAIRIE, TX 75052-0722

Deed Date: 2/21/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213048573](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOZORGI NAJMI	7/18/2006	D206257291	0000000	0000000
BEAZER HOMES TEXAS 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	\$310,000	\$65,000	\$375,000	\$375,000
2024	\$334,136	\$65,000	\$399,136	\$361,209
2023	\$332,349	\$65,000	\$397,349	\$328,372
2022	\$279,811	\$65,000	\$344,811	\$298,520
2021	\$206,382	\$65,000	\$271,382	\$271,382
2020	\$207,344	\$65,000	\$272,344	\$272,344

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.